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High Peak Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

REFUSAL

Applicant Ms Susan Jordan
The Cottage Torr Street Mews
Torr Street
Buxton
SK17 6HW

Application no. HPK/2013/0043

Registered on 24/01/2013

Determined on 20/03/2013

Agent

High Peak Borough Council hereby **REFUSE** this application for **FULL PLANNING PERMISSION** for

Proposed solar panels & first floor level porch & retention of stairwell window at Torr Street Mews Torr Street Buxton

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

Reasons

1. The proposed development by virtue of its size, siting and design will have an unacceptable impact on the amenity of neighbouring properties as a result of a loss of privacy and increased activity at first floor level. The approval of the development would therefore be contrary to the provisions of the National Planning Policy Framework 2012 and policies GD5 and H14 High Peak Local Plan (saved policies) 2008.

2. The proposed development by virtue of its siting and design would have an unacceptable impact on the Buxton Central Conservation Area of which the site forms a part. The proposal would neither preserve or enhance the character or appearance of the Conservation Area and is therefore contrary to the povisions of the National Planning Policy Framework 2012 and policies GD4, BC5 and H14 of the High Peak Local Plan (saved policies) 2008.

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Michael Green
Planning Applications Manager

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Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

National Planning Policy Framework 2012

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
1
2
3
4
5
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8
9
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Michael Green
Planning Applications Manager