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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 Mr Stephen Robinson
Kapetil Ltd
Cavendish House 37 Green Lane
Buxton
SK17 9DL

Agent BPUD Limited
155 Hurdsfield Road
Macclesfield
SK10 2QX

Application no. HPK/2013/0049

Registered on 29/01/2013

Determined on 25/03/2013

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

Proposed Three Bedroom Residential Dwelling Including Garden Space & Associated Off Street Parking at Land Between 35 To 37 Bowden Lane Chapel-En-Le-Frith

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

Reasons

1. The proposed development, by reason of its scale and position close to the common boundary with 37 Bowden Lane, will result in a loss of amenity to the occupiers of 37 Bowden Lane, in particular because of the overbearing impact of the development, loss of light and loss of privacy contrary to Policy GD5 of the High Peak Saved Local Plan 2008 and advice in the National Planning Policy Framework.

2. The proposed development by virtue of its scale, poor design and positioning within the site would result in an incongruous dwelling within the street scene and would be out of character with the existing properties in the immediate vicinity of the site and the

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Michael Green
Planning Applications Manager

adjoining conservation area, which it fails to enhance or positively contribute too. Therefore the development is contrary to Policy GD4, H11, BC5 of the High Peak Saved Local Plan 2008 and advice within the National Planning Policy Framework, requiring good design and conserving and enhancing the historic environment.

Policies relevant to this decision

BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

257.01
257.05
257.06

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

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Michael Green
Planning Applications Manager