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High Peak Borough Council

working for our community

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 & Mrs C Ash
55 Brosscroft
Hadfield
Glossop
SK13 1HE

Agent Mr Ryan Brookes
17 Fountain Street
Godley
Hyde
SK14 2PS

Application no. HPK/2013/0027

Registered on 04/02/2013

Determined on 28/03/2013

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

Proposed single storey rear extension at 55 Brosscroft Hadfield Glossop

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

Reasons

1. The proposed extension would by reason of its siting, design, scale and height appear overly dominant and over-bearing to the neighbouring property and will cause undue harm to the amenity of the neighbouring property by virtue of overshadowing contrary to High Peak Saved Local Plan Policies GD4, GD5 and H14 and the guidance contained within paragraphs 17, 56, 57, 58, 61 and 64 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

National Planning Policy Framework

Paragraphs 17, 56, 57, 58, 61 and 64

Plans
The plans to which this Notice refers are listed below:

Location Plan
157-1.01
157-2.01
157-1.02

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Michael Green
Planning Applications Manager