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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 Mrs Julia Davies
15 Silverlands Park
Buxton
SK17 6QX

Application no. HPK/2013/0062

Registered on 13/02/2013

Determined on 09/04/2013

Agent Heathcote Design & Development
20 Ravenshaw
Macclesfield Road
Buxton
SK17 9AH

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

Proposed Annexe Side Extension at 15 Silverlands Park Buxton

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

Reasons

1. The proposed development would by reason of its size, siting and design appear incongruous and out of scale with the host dwelling and neighbouring properties and would therefore be detrimental to the character and appearance of the surrounding area. Approval of the development would be contrary to policies H14 and GD4 of the High Peak Local Plan (saved policies 2008), and guidance contained within paragraphs 17, 58, 59, 60, 61, 64 the National Planning Policy Framework 2012.

2. The proposed development, by virtue of its size, design and position in relation to neighbouring properties, would be overbearing, cause overshadowing and would result

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Michael Green
Planning Applications Manager

in an unacceptable loss of privacy to the detriment of the residential amenities of neighbours. The approval of the development would therefore be contrary to policies H14 and GD5 of the High Peak Local Plan (Saved policies) 2008 and the provisions of paragraph 17 of the National Planning Policy Framework 2012.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
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 01.01
02.01
03.01
03.02 Rev A
03.03 Rev A

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Michael Green
Planning Applications Manager