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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 Ms M Faller
15 Thomas Street
Glossop
SK13 8QN

Application no. HPK/2013/0067

Registered on 25/02/2013

Agent

Determined on 08/04/2013

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

Proposed Single Storey Rear Extension at 15 Thomas Street Glossop

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, design and position in relation to adjoining properties, would by overbearing and would cause an unacceptable loss of light and overshadowing to the detriment of the residential amenities of neighbours. The approval of the development would therefore be contrary to policy GD5 of the High Peak Local Plan (Saved policies) 2008 and the provisions of paragraph 17 of the National Planning Policy Framework 2012.

2. The proposed development, by virtue of its size and scale would appear incongruous and out of character with the properties in the immediate vicinity of the site. Approval of the development would therefore be contrary to Poliicy GD4 and H14 of the High Peak Local Plan (saved policies) 2008 and also paragraphs 58, 59, 60, and 64 of the National Planning Policy Framework 2012.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

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

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Site Plan
Location plan
TS15.02

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Michael Green
Planning Applications Manager