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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 Keith Buchanan
30 Beechfield Avenue
Davenport
Stockport
SK3 8SF

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2013/0074

Registered on 27/02/2013

Determined on 17/04/2013

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

Proposed Demolition of Existing Dwelling and Construction of Replacement 3 Bed Dwelling at 74 Long Lane Charlesworth

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

Reasons

1. The proposal represents a disproportionate addition to the existing dwelling and as such constitutes inappropriate development within the Green Belt. The development is therefore contrary to policy OC2 of the adopted High Peak Local Plan 2008 and national policy guidance contained in the National Planning Policy Framework section 9 relating to development within the Green Belt.

2. The proposed development by reason of its scale, height and detailed design would be incongruous in the street scene contrary to Policies GD4 and H11 of the adopted High

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Michael Green
Planning Applications Manager

Peak Local Plan 2008 and national policy guidance contained in the National Planning Policy Framework section 7.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
H13 – Replacement Dwellings in the Countryside
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
TR5 - Access, parking and design

The Local Planning Authority has conducted negociaitons with the applicant to improve the design of the original scheme.

Plans

The plans to which this Notice refers are listed below:

Location Plan 2471-1
2471-3
2471-4
2471-6C

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Michael Green
Planning Applications Manager