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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 S Engall
1 Cowdale Cottages
Buxton
SK17 9SE

Agent Randfield Associates
Forge Bank Studio 1a Longhust Lane
Marple Bridge
Stockport
SK6 5AE

Application no. HPK/2013/0087

Registered on 21/02/2013

Determined on 17/04/2013

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

Proposed single storey side extension at Cowdale Cottages Unnamed Road From A515 To A6 Cowdale

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

Reasons

The proposed development, because of its form and detailed design (including the design and level of fenestration) would appear out of character with the host dwelling and neighbouring properties, contrary to High Peak Saved Local Plan Policies GD4, H14, OC4, guidance contained within The National Planning Policy Framework at section 7, the adopted Residential Design Supplementary Planning Document 2005 and the adopted High Peak Landscape Character Supplementary Planning Document 2006.

.....
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design

National Planning Policy Framework

Paragraphs 17, 56, 57, 58, 60 and 61

Plans

The plans to which this Notice refers are listed below:

Location Plan 01
101
102 A
103 A

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Michael Green
Planning Applications Manager

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