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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 Julie Williamson
1 Peveril Avenue
New Mills
SK22 4EB

Agent PK-Architecture
28 Congleton Road
Alderley Edge
SK9 7AB

Application no. HPK/2013/0050

Registered on 25/02/2013

Determined on 22/04/2013

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

**Proposed 1st Floor Bedroom and Ensuite Bathroom above previous Existing Ground Floor Extension at 1 Peveril Avenue New Mills**

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

**Reasons**

1. The proposed extension by virtue of its scale, height, massing and design would result in an incongruous and overbearing addition to the host building and would result in a detrimental appearance to the street scene when viewed from Whitle Road and thus being contrary to policies GD4 and H14 of the High Peak Saved Local Plan 2008 and guidance contained within the National Planning Policy Framework, requiring good design.

2. The proposed development, by virtue of its size, design and position relative to adjoining properties, would be unduly dominant and overbearing when viewed from the adjoining properties, and would result in the loss of light in particular for the adjoining

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Michael Green
Planning Applications Manager

dwelling. The development would also result in the loss of privacy for the adjacent occupiers along Whitle Road thus having an unacceptable affect on the residential amenities of the occupiers of those properties. The development would therefore be contrary to policies GD5 and H14 of the High Peak Saved Local Plan 2008.

**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

**Justification**

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

**Plans**

The plans to which this Notice refers are listed below:

Location Plan PK009-04
PK009-01
PK009-02
PK009-05

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Michael Green
Planning Applications Manager