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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 Matthew Breese
61 Queens Road
Fairfield
Buxton
SK17 7ER

Application no. HPK/2013/0111

Registered on 05/03/2013

Determined on 18/04/2013

Agent

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

Proposed erection of single storey rear extension with bi folding door at rear at 61 Queens Road Fairfield Buxton

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

Reasons

The proposed extension would by reason of its siting, design, scale and form appear overly dominant and overbearing to the neighbouring property and the area in general and will cause undue harm to the amenity of the neighbouring property by virtue of overshadowing contrary to High Peak Saved Local Plan Policies GD4, GD5 and H14 and the guidance contained within paragraphs 17, 56, 57, 58, 61 and 64 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
01
02
03
04
05

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Michael Green
Planning Applications Manager