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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 David Simpson
The Bungalow Simmondley Lane
Glossop
SK13 6LU

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

Application no. HPK/2013/0184

Registered on 28/03/2013

Determined on 20/05/2013

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

Proposed Loft Conversion to Provide Additional Bedroom including Raised & Re-shaped Roof with Rear Dormer & Velux Roof Lights to Front at The Bungalow Simmondley Lane Simmondley Glossop

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

Reasons

1. The development proposed fundamentally alters the original design principle and form of this bungalow. The increase in the height of its eaves and changes to the roof form are detrimental to the intrinsic character and appearance of the property as well as to the visual qualities of the street scene. The development is contrary to Policies GD4 and H14 of the High Peak Saved Local Plan Policies 2008 and Para 17 and 64 of the National Planning Policy Framework.

……
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

Informative

The applicant sought no pre application discussions

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
2415-1
2415-6C

……

Michael Green
Planning Applications Manager

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