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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 Richard Newbould
67 Whaley Lane
Whaley Bridge
SK23 7BA

Agent Mattin MacLean Ltd
1 Market Street
Whaley Bridge
SK23 7AA

Application no. HPK/2013/0176

Registered on 28/03/2013

Determined on 22/05/2013

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

Proposed Two Storey Rear and Side Extension at 67 Whaley Lane Whaley Bridge

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

Reasons

1. The extension by reason of its scale, design and roof form would appear incongruous and out of character with the existing property contrary to Policies GD4 and H14 of the High Peak Saved Local Plan Policies 2008 and advice set out in Para 17 and Section 7 of the National Planning Policy Framework.

2. The first floor balcony will result in an unacceptable degree of overlooking and resultant loss of privacy to the detriment of the amenities of the occupiers of neighbouring properties contrary to Policies GD5 and H14 of the High Peak Saved Local Plan Policies 2008 and Para 17 of the National Planning Policy Framework.

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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:

01
02
03
04
05
06
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Michael Green
Planning Applications Manager

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