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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 Mr J & Mrs J Hobson
51 Horsefair Avenue
Chapel en le Frith
SK23 9SQ

Agent Plans & Design
10 Links Road
Chapel en le Frith
SK23 9TX

Application no. HPK/2013/0193

Registered on 09/04/2013

Determined on 30/05/2013

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

Proposed Two Storey Side & Single Storey Rear Extensions, Rear Dormer & Raised Decking Area at 51 Horse Fair Avenue Chapel-En-Le-Frith

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

Reasons

The proposed extension, primarily the large rear flat roof dormer with the addition of the Juliette balcony would by reason of its size, design and height appear incongruous and out of scale with the host dwelling and neighbouring property and would result in overlooking of the neighbouring property contrary to High Peak Saved Local Plan Policies GD4, GD5 and H14 and the guidance contained within paragraphs 17, 56, 58, 59, 60, 61 and 64 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design

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Michael Green
Planning Applications Manager

GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

Informative

The applicant sought no pre-application advice

Plans

The plans to which this Notice refers are listed below:

Location Plan
HF/P/01
HF/P/02

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Michael Green
Planning Applications Manager