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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 & Mrs C P Andrew
Welby Croft Crossings Road
Chapel en le Frith
SK23 9RY

Agent A C Marland
1 Oakcroft
Stalybridge
SK15 2UQ

Application no. HPK/2013/0203

Registered on 15/04/2013

Determined on 07/06/2013

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

Proposed Single Storey Rear Extension, Second Storey Extension & Associated Improvements to Existing Accommodation & Parking Arrangements at Welby Croft Rest Home Crossings Road Chapel-En-Le-Frith

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

Reasons

1. The proposed extension, because of its size, scale, siting and proximity to boundaries, would cause overlooking and would be overbearing to the neighbouring properties resulting in a significant loss of amenity, contrary to Policy GD5 of the High Peak Local Plan (Saved Policies) 2008 and paragraphs 17, 58, and 61 of the National Planning Policy Framework 2012.

Policies relevant to this decision

……
Michael Green
Planning Applications Manager

BC1 - External Materials
CF5 - Residential Care facilities
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
TR5 - Access, parking and design

Informative

Prior to the determination of the application the Council advised the applicant that the development is unacceptable and did not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such concerns and thus no amendments to the application were requested.

Plans

The plans to which this Notice refers are listed below:

2306:01
2306:02
2306:03

…….

Michael Green
Planning Applications Manager