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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
NMG Legal Ltd
32 The Forum Tameside Business Park
Windmill Lane
Denton
M34 3DS

Agent
Acremoss Designs Ltd
13 Mellor Drive
Worsley
Greater Manchester
M28 7TU

Application no. HPK/2013/0191

Registered on 26/04/2013

Determined on 21/06/2013

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

Proposed Construction of External Steekl Access Stair to First Floor Office A2 Within A5 Premises.Formation of Access Door & Dormer Over Door Aperture at 29 High Street West Glossop

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

Reasons

1. The construction of an external steel access stair by virtue of its scale, projection height and design in conjunction with the new access at roof level will impact significantly upon neighbouring privacy and amenity contrary to Policies GD4, GD5, H14 and TR5 of the High Peak Saved Policies 2008.

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Michael Green
Planning Applications Manager

2. The creation of a doorway and flat roofed dormer within the roof slope by virtue of its elevated and dominant position, poor design and detailing unbalances the visual character of the property and roofscape and fails to preserve or enhance the character and appearance of the conservation area. As such the development fails to comply with Policies BC5, GD4 and H14 of the High Peak Saved Policies 2008.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TC2 - Town Centre Environment
TR5 - Access, parking and design

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF.

Plans

The plans to which this Notice refers are listed below:
257/PL01
257/PL02
257/PL03
257/PL04

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Michael Green
Planning Applications Manager