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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 James Marsden
57 Green Lane
Buxton
SK17 9DL

Agent Andrew Humphries
Brund Mill
Sheen
Nr. Longnor
Buxton
SK17 0HP

Application no. HPK/2013/0237

Registered on 13/05/2013

Determined on 08/07/2013

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

Proposed change of use of garage to ancillary use, erection of two storey extension, conversion of existing attic to playroom, external staircase & general alterations at 57 Green Lane, Buxton

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

Reasons

1. The proposed two storey side extension would by reason of its size, siting, and design form a visually obtrusive and incongrous feature which would detract from the character and appearance of the host dwelling and the wider Conservation Area to which this site forms a part. As such the development would fail to comply with High Peak Local Plan Policies BC5, H14 and GD4 and guidance contained within paragraphs 17, 58, 59, 60, 61, 64, 131, and 137 of the National Planning Policy Framework.

……

Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials

BC5 - Conservation Areas

GD4 - Character Form and Design

GD5 – Amenity

H14 - Domestic Extensions and ancillary buildings

TR5 - Access, parking and design

Informative

Plans
The plans to which this Notice refers are listed below:
Location Plan
Site Plan
BM 1579.1
BM 1579.2
BM 1579.3
BM 1579.4
BM 1579.5
BM 1579.6
BM 1579.7
BM 1579.8

…….
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