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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 Phil Brennan
Marl House Farm Glossop Road
Little Hayfield
SK22 2NR

Agent A.P. Design
4 Kinder View
New Mills
SK22 4DB

Application no. HPK/2013/0275

Registered on 20/05/2013

Determined on 08/07/2013

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

Retention of Additional windows and rooflights to stables at Noon Sun Barn Brookbottom New Mills

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

Reasons

1. The insertion of the additional openings to the building, and incorporating a variety of differing designs, appears disjointed, contrived, fussy and overly domesticated and detracts form the simple traditional vernacular style of the building. The retention of the installed additional openings would thus be contrary to Saved Policy GD4 of the High Peak Local Plan and Section 7 of the National Planning Policy Framework.
2. The additional openings to the building and the shortcomings identified above at reason for refusal no.1 means that the visual link and relationship between this prominent building and the landscape is impaired. There is thus clear conflict with Saved Policies OC1, OC2, OC3, OC4 and LT5 of the High Peak Local Plan.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development

Informative

It is considered that the development is unsustainable and does not conform with the provisions of the NPPF.

Plans

The plans to which this Notice refers are listed below:
Location Plan 05
03
04 F
04 G

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Michael Green
Planning Applications Manager