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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 Neil Richards
5 Red Lane
Disley
Stockport
SK12 2NP

Application no. HPK/2013/0199

Registered on 10/05/2013

Determined on 11/07/2013

Agent

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

Proposed Improvement of Existing Access at 34 Town Lane Charlesworth

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

Reasons

The development by virtue of the necessity to remove a section of the retaining wall to the frontage of the site would be unduly detrimental to the character and appearance of the Charlesworth Conservation Area. The harm to the character of the conservation area caused by the loss of the wall is not outweighed by any demonstrable public benefit contrary to High Peak Saved Policies BC5, BC6 and GD4 and the advice contained within Paragraphs 131, 134 and 137 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
BC6 - Demolition in Conservation Areas
GD2 - Built up area boundaries

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Michael Green
Planning Applications Manager

GD4 - Character Form and Design
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
01
02
03

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Michael Green
Planning Applications Manager

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