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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 Ian Tarplee
75 Corbar Road
Buxton
SK17 6RJ

Agent Trevor Gilman
1A Cranford
22 St Johns Road
Buxton
SK17 6XQ

Application no. HPK/2013/0278

Registered on 28/05/2013

Determined on 25/07/2013

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

Proposed accomodation for dependant relative - 2 storey building with garage below at 75 Four Winds Corbar Road Buxton

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

Reasons

1. The proposed development, by virtue of its design, scale and fenestration detailing would fail to respond to the character of the host dwelling and would be out of keeping with the character of the surrounding locality. As such the development fails to comply with Policies GD4 and H11 of the adopted High Peak Saved Local Plan Policies 2008, and guidance contained within the National Planning Policy Framework.

Policies relevant to this decision

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Michael Green
Planning Applications Manager

BC1 - External Materials

GD2 - Built up area boundaries

GD4 - Character Form and Design

GD5 – Amenity

H1 - Principles of Housing Provision

H5 - Housing within the Built up Area Boundaries

H11 - Layout and Design of residential development

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
TARPLEE 01 Rev D
TARPLEE 02 Rev D
TARPLEE 03 Rev F
TARPLEE 04 Rev D
TARPLEE 05

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Michael Green
Planning Applications Manager