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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 Mr Paul Johnson
51 Hope Street
Glossop
SK13 7SB

Agent Plansdrawn
4 Swallow Close
Stalybridge
SK15 3LU

Application no. HPK/2013/0301

Registered on 07/06/2013

Determined on 01/08/2013

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

Proposed window replacement at 51 Hope Street Glossop

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

Reasons

1. The proposed installation of upvc window and door frames would be detrimental to the character and appearance of the host dwelling and wider Conservation Area, in particular because of their materials and design, contrary to the provisions of Policies BC1, BC5, GD4 and H14 of the adopted High Peak Local Plan 2008 and relevant provisions of the National Planning Policy Framework, including advice at paragraphs 58-61, 64, 131, 132, 134 and 137.

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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

National Planning Policy Framework

Informative

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

Plans

The plans to which this Notice refers are listed below:

Location Plan
04
05

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Michael Green
Planning Applications Manager