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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 Andy Butler
Ollerenshaw Hall Eccles Road
Whaley Bridge
SK23 7EW

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2013/0308

Registered on 10/06/2013

Determined on 01/08/2013

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

Proposed single storey side extension at Ollerenshaw Farm, Eccles Road, Whaley Bridge

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

Reasons

1. The proposed extension by virtue of its size and design fails to respond to the character and appearance of the host dwelling. As such the extension would form an incongruous addition, to the detriment of visual character of the host dwelling and wider landscape, contrary to Policies H14, OC1 and OC3 of the High Peak Saved Local Plan Policies 2008, and paragraphs 17 and 56-58 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials

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Michael Green
Planning Applications Manager

GD4 - Character Form and Design

GD5 – Amenity

H14 - Domestic Extensions and ancillary buildings

OC1 - Countryside Development

OC3 - Special Landscape Area Development

OC4 - Landscape Character and Design

Informative

Plans
The plans to which this Notice refers are listed below:
MCP/1
MCP/3
MCP/04
2492-1A

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Michael Green
Planning Applications Manager