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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 Dr Helen Beers
29 Hargate Road
Buxton
SK17 9BL

Agent

Application no. HPK/2013/0214

Registered on 14/06/2013

Determined on 07/08/2013

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

Proposed Construction of a Wooden Deck, with Wooden Railings around all Sides outside Rear French Window with a Ramp down to Ground Level at 29 Hargate Road Buxton

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

Reasons

1. The proposed decking due to its height, size and siting relative to the neighbouring property would cause direct overlooking and an unacceptable loss of privacy to the detriment of the residential amenities of the occupiers of that property. As such the development would be contrary to policies H14 and GD5 of the High Peak Local Plan (saved Policies) 2008, and guidance contained within paragraph 17, of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 – Amenity

……
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

H11 – Layout and design of Residential Development

H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF

Plans
The plans to which this Notice refers are listed below:

Location Plan
01
02
03
04
05

……
Michael Green
Planning Applications Manager

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