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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 Alain Pluen
2 Garden Head Cottage
Whitehough
Chinley
SK23 6EJ

Agent Emma Hall
Plans & Design
10 Links Road
Chapel en le Frith
SK23 9TX

Application no. HPK/2013/0391

Registered on 12/07/2013

Determined on 02/09/2013

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

Proposed Rear First Floor Extension Above Existing. at Garden Head Cottages Whitehough

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

Reasons:-

The proposed development, by virtue of its size, design and position relative to adjoining properties, would be overbearing and would cause an unacceptable loss of light and overshadowing to the detriment of the residential amenities of the occupiers of those properties. The approval of the development would therefore be contrary to policies GD5, and H14 of the High Peak Saved Local Plan Policies 2008 and the provisions of paragraph 17 of the National Planning Policy Framework 2012.

.....
Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
TR5 - Access, parking and design

Informative

It is considered that the proposal is unsustainable and does not conform with the provisions of the NPPF.

Plans

The plans to which this Notice refers are listed below:

Location Plan
GC/PL/01/A

…….
Michael Green
Planning Applications Manager

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