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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 A & F Lewis & Webster
Moss House Farm Manchester Road
Buxton
SK17 6SS

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

Application no. HPK/2013/0339

Registered on 10/07/2013

Determined on 04/09/2013

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

Extend living accomodation into attached shippon at Moss House Farm Manchester Road Buxton

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

Reasons

1. The proposed alteration the existing shippon is considered to be inappropriate in its design to the detriment of the character and appearance of the host building. Approval of the development would therefore be contrary to the provisions of policies H14, GD4 and OC4 of the High Peak Local Plan (saved policies) 2008 and the provisions of the National Planning Policy Framework paragraphs 17, 58, 69, 60, 61, 64.

Policies relevant to this decision

.....
Michael Green
Planning Applications Manager

BC1 - External Materials
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
TR5 - Access, parking and design

National Planning Policy Framework 2012

Para 17

Chapter 7- Requiring Good Design

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible.

Plans

The plans to which this Notice refers are listed below:

01
02
03
MH/PL/01/A

……

Michael Green
Planning Applications Manager

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