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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 Andrew Whiteley
10 Fay Gardens
Hadfield
Glossop
SK13 1QA

Application no. HPK/2013/0375

Registered on 15/07/2013

Determined on 09/09/2013

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

Proposed Retention of cabin to the front of the property at 10 Fay Gardens Hadfield Glossop

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

Reasons

1. The position, design and use of the cabin results in a loss of privacy and amenity to the occupants of the neighbouring property No.8 Fay Gardens by reason of overlooking of their front bedrooms. The development is thus contrary to the provisions of Policy GD5 and H14 of the High Peak Saved Local Plan Policies and Para. 17 and Section 7 of the National Planning Policy Framework.

Policies relevant to this decision

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

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Michael Green
Planning Applications Manager

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
Block Plan

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Michael Green
Planning Applications Manager