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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 M Jackson
51 Hollincross Lane
Glossop
SK13 8JQ

Agent Mr Richard Grundy
30 Park Road
Hadfield
Glossop
SK13 2AH

Application no. HPK/2013/0350

Registered on 15/07/2013

Determined on 09/09/2013

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

Proposed conversion of loft space & formation of dormer at 51 Hollin Cross Lane Glossop

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

Reasons

1. The proposed dormer by reason of its scale, nature and design would introduce a dominate and overbearing addition to the rear roof slope. This together with the juliett balcony and large window opening are uncharacteristic elements to the roofscape creating incongruous additions to the host dwelling which has an unacceptable impact on the St James Conservation Area of which the site forms part. These alterations would be detrimental to the character and appearance of the host dwelling and fails to enhance or better reveal the significance of the heritage asset contrary to the provisions of Policies BC5, GD4 and H14 of the adopted High Peak Local Plan 2008 and relevant provisions of the National Planning Policy Framework, including advice at paragraphs 58-61, 64, 131, 132, 134 and 137.

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Michael Green
Planning Applications Manager

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2. The proposed dormer and juliette balcony will result in an unacceptable degree of overlooking and resultant loss of privacy to the detriment of the amenities of the occupiers of neighbouring properties contrary to Policies GD5 and H14 of the High Peak Saved Local Plan Policies 2008 and paragraph 17 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

National Planning Policy Framework

Informative

The applicant sought no pre application discussions and 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
Block Plan
1307P.01
1307P.02 Rev B

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Michael Green
Planning Applications Manager