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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 Philip French
Warehouse Trust
Studio 4 Royal Victioria Patriotic Building
Fitzhugh Grove
London
SW18 3SX

Agent High Peak Architects
Wharf House Wharf Road
Whaley Bridge
SK23 7AD

Application no. HPK/2013/0424

Registered on 30/07/2013

Determined on 23/09/2013

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

Proposed change of use & conversion of existing barn into a residential dwelling at Barn Adjacent to 3 Waterside Cottage Dolly Lane Buxworth

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

Reasons

1. The re-use of the building for residential purposes will require significant alterations and rebuilding such that the building is not considered to be of a permanent or substantial construction. The proposed development is thus inappropriate development in the Green Belt and contrary to the provisions of Section 9 of the National Planning Policy Framework.
2. The proposed residential use of this building with its associated domestic curtilage will prejudice the openness of the Green Belt. The development will result in the domestication and urbanisation of this area of open countryside which will be harmful to

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Michael Green
Planning Applications Manager

its rural and visual characteristics contrary to the provisions of Policies OC1 and OC2 of the High Peak Saved Local Plan Policies 2008 and Sections 9 and 11 of the National Planning Policy Framework

3. The development would result in an intensification in vehicle movements over a narrow unmade street and over a junction with restricted geometry and visibility, all of which accommodate the route of a public right of way. Such intensification would be contrary to the best interests of highway safety and the provisions of Policy TR5 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

BC1 - External Materials
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development
OC2 - Green Belt Development
TR5 - Access, parking and design

National Planning Policy Framework

Para 17, Section 9, Section 11.

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:

1140.SK.01
1140.01Rev A
1140.02
1140.03
11.40.04

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Michael Green
Planning Applications Manager