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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

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant Mr Steve Balfe
Balfe Building & Construction
15 Heath Street
Buxton
SK17 7YU

Agent Silson Planning Services
4 St James Terrace
Buxton
SK17 6HS

Application no. HPK/2013/0442

Registered on 16/08/2013

Determined on 01/10/2013

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

Proposed Erection of Nine Dwellings of Mixed Type and Size, Together With New Access and Landscaping at Land Adjacent 2 White Knowle Road Buxton

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

Reasons

1. The development proposed would be detrimental to the character and appearance of London Road and the visual qualities of the adjoining open countryside to the detriment of the visual characteristics of the wider landscape and contrary Policies OC1 and GD4 of the High Peak Saved Local Plan and Para 17 and Section 11 of the NPPF.
2. The application site contains a number of large, mature trees which are protected by virtue of a Tree Preservation Order. Development of the site will inevitably lead to the loss or future loss/removal of these trees which would have a detrimental impact on the

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Michael Green
Planning Applications Manager

character and appearance of the area and contrary to Policies OC10 and GD4 of the High Peak Saved Local Plan Policies 2008 and Para 17 and Section 11 of the National Planning Policy Framework.

3. The layout proposed including the access, parking arrangements, plot ratios and footprint of the dwellings is contrived and out of scale and character with the neighbouring residential properties. This results in an incongruous form of development which will be detrimental to the visual qualities of the street scene and views from the wider countryside to the south and west. The development is thus contrary to Policies GD4 and H11 of the High Peak Saved Local Plan 2008 and Section 7 of the NPPF.

4. The layout does not demonstrate that an appropriate or usable provision of parking spaces for the dwellings can be provided within the site which will lead to vehicles parking on the already narrow proposed access road contrary to the free and safe movement of traffic on the adjoining highway and best interests of highway and pedestrian safety. The development is thus contrary to Policy TR5 of the High Peak Saved Local Plan 2008.

Policies relevant to this decision

GD4 - Character Form and Design

GD5 – Amenity

H1 - Principles of Housing Provision

H11 - Layout and Design of residential development

OC1 - Countryside Development

OC10 - Trees and Woodlands

TR5 - Access, parking and design

Plans

The plans to which this permission refers are listed below:
Location Plan
01 Rev C
02
03
04

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Michael Green
Planning Applications Manager