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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 Simon Wilson
60 West Road
Buxton
Derbyshire
SK17 6HG

Agent

Application no. HPK/2013/0409

Registered on 08/08/2013

Determined on 03/10/2013

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

Proposed replacement of 5 x sash windows (3 x ground floor & 2 x upper floor) at 60 West Road Buxton

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

Reasons

The proposed replacement windows by reason of their design and use of materials would be detrimental to the character and appearance of the Buxton Central Conservation Area contrary to the provision of policies BC1, BC5 and GD4 of the adopted High Peak Local Plan Saved Policies 2008 and guidance contained within Paragraphs 58, 131and 134 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity

…….
Michael Green
Planning Applications Manager

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Informative

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
60/00/60/01

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Michael Green
Planning Applications Manager