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High Peak Borough Council

working for our community

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 Nick Boult
49 Platt Street
Padfield
Glossop
SK13 1EY

Agent CAMplan
20 Bath Street
Nottingham
NG1 1DF

Application no. HPK/2013/0461

Registered on 22/08/2013

Determined on 22/10/2013

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

Proposed carport at 49 Platt Street Padfield Glossop

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

Reasons

1. The structure is of a poor design. It is an overly large, crude and dominant addition to the rear elevation and at odds with the simple form of this traditional property. As such the development would be detrimental to the overall character and appearance of the host building contrary to Policies GD4 and H14 of the High Peak Saved Local Plan Policies 2008 and Section 7 of the National Planning Policy Guidance.

.....
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

Policies relevant to this decision

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

Informative

It is considered that the proposals are unsustainable and do 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 to which this Notice refers are listed below:

0311.CP.700.A
0311.CP.701
0311.CP.702

…….

Michael Green
Planning Applications Manager

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