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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 Mrs Anna Pearson
14 Ferneydale Avenue
Buxton
SK17 9LW

Agent

Application no. HPK/2013/0460

Registered on 03/09/2013

Determined on **28/10/2013**

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

Proposed Construction of a Single Rear Extension to Existing Outbuilding at 14 Ferneydale Avenue Harpur Hill Buxton

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

Reasons

1. The proposed development would by reason of its size, design and scale appear incongruous and out of scale with the host dwelling and would therefore be detrimental to the character and appearance of the host dwelling and wider residential area. Approval of the development would be contrary to High Peak Local Plan Policies H14 and GD4, and guidance contained within paragraphs 17, 58, 59, 60, 61, 64 the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity

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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

H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

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:

Location Plan
Site Plan
01
02
03
04 Rev A
05
06
07
08

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Michael Green
Planning Applications Manager