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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 Messrs K R & R G Pritchard
1 Park Road
Buxton
Derbyshire
SK17 6SG

Application no. HPK/2013/0502

Registered on 05/09/2013

Determined on 30/10/2013

Agent

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

Proposed two storey rear extension to provide a double garage with kitchen & living area above. 5 new roof lights to existing house, reconfiguration of existing access. at 1 Park Road Buxton

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

Reasons

1. The extension due to its siting, size, proportions, massing and fenestration is not reflective of the original dwelling and will have a detrimental impact upon the elevation to Manchester Road by failing to preserve the original rear building line and thus the special historic character of the conservation area contrary to Local Plan Saved Policies BC5, GD4 and H14 and Paragraphs 131 and 134 of the National Planning Policy Framework.
2. Due to its scale, siting and proximity to St Johns Church the extension fails to preserve the setting and important visual separation between the building and the adjacent Grade II* Listed Church and as such the development fails to comply with Local Plan Saved Policies BC5 and BC8 and Paragraph 137 of the National Planning Policy Framework

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
BC8 - Settings of Listed Buildings
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
Plan 1
Plan 2
Plan 3
Plan 4
Plan 5
Plan 6
Plan 7
Plan 8
Plan 9
Plan 10
Plan 11
Plan 12

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Michael Green
Planning Applications Manager