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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 Carl Cox
73 Kings Road
Fairfield
Buxton
SK17 7NE

Application no. HPK/2013/0489

Registered on 11/09/2013

Determined on 06/11/2013

Agent

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

Proposed rear single storey extension, side extension to form garage and rebuilding of three storey extension. at 5 Grange Road Buxton

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

Reasons

1. The proposed single storey side extension would by reason of its size, siting and design form a visually obtrusive feature which would detract from the character and appearance of the host dwelling and would adversely affect the setting of the adjoining Conservation Area. Approval of the development would be contrary to High Peak Local Plan Policies BC5, H14 and GD4, and guidance contained within paragraphs 17, 58, 59, 60, 61, 64, 131, and 137 of the National Planning Policy Framework.
2. The proposed single storey rear extension, by virtue of its siting, size and design would have an unacceptable impact on the residential amenities of the adjoining neighbouring property as a result of loss of light, overshadowing and an overbearing impact. The approval of the development would therefore be contrary to Policies GD5 and H14 of the High Peak Saved

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Michael Green
Planning Applications Manager

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Local Plan Policies 2008 and the provisions of paragraph 17 of the National Planning Policy Framework 2012.

Policies relevant to this decision

BC1 - External Materials

BC5 - Conservation Areas

BC10 - Archaeological and Other Heritage Features

GD4 - Character Form and Design

GD5 – Amenity

H14 - Domestic Extensions and ancillary buildings

TR5 - Access, parking and design

Informative

Plans
The plans to which this Notice refers are listed below:
Location Plan
Site Plan
Plan 01
Plan 02

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Michael Green
Planning Applications Manager