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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 Abbott-Fleming
1 Alder Brook
Chinley
SK23 6DN

Agent Anglian Home Improvements
National Administrative Centre
PO BOX 65
Norwich
NR6 6EJ

Application no. HPK/2013/0528

Registered on 19/09/2013

Determined on 14/11/2013

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

Proposed Conservatory to the Rear of the Property. at 1 Alder Brook Chinley

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

Reasons

1. The proposed conservatory, 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 the wider conservation area to which this site forms a part. 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 133 of the National Planning Policy Framework .

Policies relevant to this decision

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Michael Green
Planning Applications Manager

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has declined to amend the application.

The applicant is advised that whilst the current proposals are unacceptable, they may wish to consider an extension/conservatory under permitted development rights, details of which can be found on the Planning Portal, www.planningportal.gov.uk.

Plans

The plans to which this Notice refers are listed below:
Location Plan
Site Plan
099-78448-A:01 Existing
099-78448-A:01 Proposed
099-78448-A:02 Existing
099-78448-A:02 Proposed
099-78448-A:03 Existing
099-78448-A:03 Proposed

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Michael Green
Planning Applications Manager