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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 Malcolm Hill c/o Agent	Application no.	HPK/2013/0521
Agent	Price Dinsdale Associates Ltd 8 The Quadrant Buxton SK17 6AW	Registered on Determined on	26/09/2013 18/11/2013

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

Proposed Remodelling and Extensions to Dwelling at 26 Haddon Road, Fairfield, Buxton

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

Reasons

1. The proposed two storey and single storey rear extensions by reason of their size, siting and orientation would result in a loss of light, outlook and overshadowing to the adjoining semi detached property, to the detriment of the residential amenities of this property. As such the development fails to comply with Policies GD5 and H14 of the High Peak Saved Local Plan Policies 2008 and paragraph 17 of the National Planning Policy Framework.
2. The proposed front extension by reason of its siting and design would unbalance the semi detached properties, resulting in an incongruous extension, to the detriment of the visual character of the street scene. As such the development would be contrary to Policies GD4 and H14 of the High Peak Saved Local Plan 2008 and paragraphs 58-60 and 64 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

3. The proposed two storey rear extension, by virtue of its excessive depth, would form a disproportionate addition to the property to the detriment of the visual character of the host dwelling. As such the development fails to comply with Policies GD4 and H14 of the High Peak Saved Local Plan Policies 2008 and paragraphs 58, 60, 61 and 64 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials

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:
01
02
03 A
04

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Michael Green
Planning Applications Manager