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High Peak Borough Council

working for our community

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 Richard Gould
2 Old Hall Close
Glossop
SK13 7RF

Agent

Application no. HPK/2013/0539

Registered on 25/09/2013

Determined on 20/11/2013

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

Proposed dormer at 2 Old Hall Close Glossop

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

Reasons

1. The development proposed would fundamentally alter the roof form and and would be detrimental to the intrinsic character and appearance of the property as well as to the visual qualities of the street scene. The development is contrary to Policies GD4 and H14 of the High Peak Saved Local Plan Policies 2008 and Paragraphs 17 and 64 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

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Michael Green
Planning Applications Manager

Informative

It is considered that the proposals do not conform with the provisions of the NPPF and the applicant sought no pre-application discussions.

Plans

The plans to which this Notice refers are listed below:

Location Plan
1
2

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Michael Green
Planning Applications Manager