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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 Chris Austin
4 Kelsons Avenue
Buxton
SK17 9RS

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2013/0552

Registered on 07/10/2013

Determined on 27/11/2013

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

Proposed loft conversion with front dormer & single storey extension at 4 Kelsons Avenue, Buxton

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

Reasons

1. The proposed dormer window would by reason of its size, scale and design form a visually obtrusive and incongrous feature to the detriment of the character and appearance of the street scene. Approval of the development would be contrary to High Peak Saved Local Plan Policies, H14 and GD4, and guidance contained within paragraphs 17, 58, 59, 60, 61, and 64, of the National Planning Policy Framework.
2. The proposed side and rear extension, by virtue of its size, siting and design, 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

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Michael Green
Planning Applications Manager

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

Informative

Plans
The plans to which this Notice refers are listed below:
Location Plan
Site Plan
2509-1
2509-2

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Michael Green
Planning Applications Manager