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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 Jonathan Kinread
Arundel House 24 Arundel Street
Glossop
SK13 7AB

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

Application no. HPK/2013/0563

Registered on 08/10/2013

Determined on 03/12/2013

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

Proposed Conversion of Offices into Dwellings with 2 Storey Extension Creating 4No. Flats at 24 Arundel Street Glossop

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

Reasons

1. The proposed two storey extension by reason of its scale, siting, and design would result in incongruous addition to the host building and would be visually unsatisfactory to the character and appearance of the street scene and wider area. As such it would be contrary to policies GD4 and H11 of the High Peak Saved Local Plan and Paragraphs 17, 61, 64 of the National Planning Policy Framework.
2. Insufficient information has been submitted which demonstrates there is no market demand for the site as a continued employment use. The application fails to provide any marketing or sales evidence. The proposed development is contrary to policy EMP9 of the High Peak Saved Local Plan and guidance contained in the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
EMP 6 - Industry and business within the built-up area boundaries and homeworking
EMP 9 - Change of Use from Industry or business
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TC1 - Town Centres
TC2 - Town Centre Environment
TR5 - Access, parking and design

National Planning Policy Framework

Paragraphs 17, 186 - 187, Section 1, 2, 6, 7, and 8

Informative

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

Plans

The plans to which this Notice refers are listed below:

2522 - 1
2522 - 2
2522 - 3
2522 - 4
2522 - 5
2522 - 6
2522 - 7

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Michael Green
Planning Applications Manager