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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
P Casey Development Ltd
Rydings Road
Rochdale
OL12 9PS

Agent
Jennings Design Associates
The Warehouse Saxon Street
Denton
Manchester
M34 3DS

Application no. HPK/2013/0481

Registered on 03/09/2013

Determined on 03/12/2013

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

Proposed Development of Former Garage Site into 14 Apartments. 14no. 2 Bed 4 Person at Land at Hayfield Road New Mills
in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

Reasons

1. The proposed development does not harmonise with its immediate nor wider context and setting. It would detract from and have a negative impact upon views within the street scene and within its wider context by reason of its height, form, composition and layout. The development fails secure a high quality design and a good standard of amenity for all existing and future occupants of the land and buildings and is thus considered to be contrary to Policies GD4 and H11 of the High Peak Saved Local Plan 2008, along with guidance contained in Paragraph 17 and Section 7 (Para 59) of the NPPF.

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Michael Green
Planning Applications Manager

2. From the information submitted the Local Planning Authority has been unable to adequately assess at this time the risks of this development by past coal mining activity on the site. The application is thus contrary to the provisions of Para 120-121 of the NPPF.

Policies relevant to this decision

BC1 - External Materials
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
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.

Plans

The plans to which this Notice refers are listed below:

688 A 001
688 A 002
699 A 003
688 A 004
688 A 006
SSL:8685:200:1:1

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Michael Green
Planning Applications Manager