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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 Andrew Davies
43 Sherwood Road
Buxton
SK17 9ES

Agent

Application no. HPK/2013/0592

Registered on 23/10/2013

Determined on 17/12/2013

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

Proposed Extension to Rear of House to Provide New Kitchen and Enlarge Bedroom Above at 43 Sherwood Road Buxton

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

Reasons

1. The proposed extension by reason of its size, position and orientation in relation to the adjoining semi would be overbearing and would result in the loss of outlook to the detriment of the amenities of the occupiers of this property. Approval of the development would be contrary to Policies GD5 and H14 of the High Peak Saved Local Plan Policies 2008 and paragraph 17 of the National Planning Policy Framework 2012.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity

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Michael Green
Planning Applications Manager

H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF

Plans

The plans to which this Notice refers are listed below:

Location Plan
01
02

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Michael Green
Planning Applications Manager