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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 M Nicholls
46 Tavern Road
Hadfield
SK13 2RB

Agent William Mc Call
14 Primrose Bank
Greenfield
Saddleworth
OL3 7JP

Application no. HPK/2013/0604

Registered on 04/11/2013

Determined on 18/12/2013

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

Proposed First Floor Extension at 46 Tavern Road Hadfield Glossop

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

Reasons

1. The proposed extension will dominate the original property. It will be imposing on the cul-de-sac and detract from the original form of development and layout of the street scene. the development is thus contrary to Policies GD4 and H14 of the High Peak Saved Local Plan Policies 2008 and Para 17 of the National Planning Policy Framework.
2. The development would result in an unacceptable loss of amenity to the occupants of 13 Hillside Close by reason of loss of outlook and daylight which would be contrary to the provisions of Policies GD5 and H14 of the High Peak Saved Local Plan Policies 2008 and Para 17 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

National Planning Policy Framework

Para 17

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:

10/13/106-P 1 of 3
10/13/106-P 2 of 3
10/13/106-P 3 of 3

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Michael Green
Planning Applications Manager