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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 Richard Armstrong
7 Ridings Road
Hadfield
Glossop
SK13 1PA

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

Application no. HPK/2013/0617

Registered on 12/11/2013

Determined on 31/12/2013

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

Proposed Dormer to Front and Rear Elevations at 7 Ridings Road Hadfield Glossop

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

Reasons

1. The development is an inappropriate design that introduces an alien feature in to the street scene in the form of a front dormer window extension, in an area where simple roof lines are the predominant locally distinctive character, and which is devoid of dormers and other roof details or embellishments. The dormer has an uncharacteristically high wall to window ratio, appears unduly" heavy" as a result, and is poorly related to the fenestration on the building below.

   The proposal will therefore adversely impact on the street scene, detract from the host building and be detrimental to the character of the locality and due to its position on the front elevation, the scale, massing and fenestration, would be contrary to the provisions of saved Policies H14/GD4 and the design guidance contained within the national

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Michael Green
Planning Applications Manager

Planning Policy Framework, which indicates at paragraph 56, that good design should contribute positively to making places better for people, and paragraph 64 which indicates that permission should be refused for poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

It is therefore an inappropriate design that be visually intrusive and out-of-character, conflicts with the relevant policies of the Development Plan and advice within the N.P.P.F, and there are no material considerations that warrant making a different decision.

Policies relevant to this decision

BC1 - External Materials

GD2 - Built up area boundaries

GD4 - Character Form and Design

GD5 - Amenity

GD7 - Crime Prevention

H14 - Domestic Extensions and ancillary buildings

Informative

i. The applicant sought no pre application discussions. 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:
Location Plan
Block Plan
2437-1
2437-2A
2437-3A

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Michael Green
Planning Applications Manager