



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 Brett Galley
Grove Project Management Ltd
22 Hardwick Street
Buxton
SK17 6DH
Agent Plan:8 Town Planning Ltd
14 St Augustines Road
Stockport
SK3 0JN

Application no. HPK/2013/0626

Registered on 11/11/2013

Determined on 06/01/2014

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

Proposed Demolition of Existing Building and Erection of a Two Storey Building with Roof space to form a Restuarant and Cafe Bar at Ground & First Floor & a Self Contained Flat within the Roof space. at 39 Buxton Road Whaley Bridge

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

Reasons

1. The scale, form and overall design of the proposed development have been contrived for this constrained site and have resulted in a development which would cause harm to the visual characteristics of the street scene as well as the setting of Whaley Bridge Conservation Area. The development is thus contrary to Policies GD3, GD4, TC2, BC1 and BC5 of the High Peak Saved Local Plan Policies 2008 and Paragraph 17 and Sections 7 and 12 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD3 - Improvement Corridors
GD4 - Character Form and Design
TC1 - Town Centres
TC2 - Town Centre Environment
TR5 - Access, parking and design

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:

Drg.01
13.06 OS
13.06.P100
13.06.P201
13.06.P202
13.06.P203
13.06.P204
13.06.P205

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Michael Green
Planning Applications Manager

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