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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 Steven Murphy
28 Tredcroft Street
Glossop
SK13 8EE

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

Application no. HPK/2013/0589

Registered on 28/10/2013

Determined on 06/01/2014

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

Proposed Loft Conversion with Rear Dormer and Rooflight to Front at 28 Tredcroft Street Glossop

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

Reasons

The proposed rear dormer by virtue of its size, scale, design and siting would result in a disproportionate and incongruous addition to the detriment of the host dwelling and the special historic character of the St James conservation area contrary to Policies BC5, GD4, H14 and Appendix 2 of the High Peak Saved Local Plan Policies 2008 and Paragraphs 56, 57, 60, 131 and 137of 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
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

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:

Location Plan
Site Plan
2514 -3
2514-4

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Michael Green
Planning Applications Manager