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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 Kenneth Pearce
1 Wye Grove
Buxton
SK17 9AJ

Agent

Application no. HPK/2013/0614

Registered on 18/11/2013

Determined on 13/01/2014

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

Proposed replacement of broken modern, double glazed attic bedroom window & fitting weatherproof shield to gable end surrounding window at 1 Wye Grove Buxton

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

Reasons

1. The retention of the u.p.v.c cladding to the upper element of the building is unacceptable as it is an inappropriate material, and the manner of its application obscures architectural decoration in the form of feature timber-work and plaster infill, which is a distinctive element of the character of the building at attic level. The new works fail to preserve the character of the host building and impacts on the visual quality of the conservation area, and the development therefore conflicts with the guidance contained within Section 12, paragraph 137 of the National Planning Policy Framework, and the provisions of Saved Policies BC1, BC5, H14 and GD4 of the High Peak Local Plan 2008.

Policies relevant to this decision

BC1 - External Materials

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Michael Green
Planning Applications Manager

BC5 - Conservation Areas

D2 - Built up area boundaries

GD4 - Character Form and Design

H14 - Domestic Extensions and ancillary buildings

Informative

Plans
The plans to which this Notice refers are listed below:

Location Plan

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Michael Green
Planning Applications Manager

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