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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 David Chaplin
77 Corbar Road
Buxton
SK17 6RJ

Agent Trevor Gilman
7 Athelstane Terrace
7 Manchester Road
Buxton
SK17 6SE

Application no. HPK/2013/0636

Registered on 20/11/2013

Determined on 15/01/2014

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

Proposed garage and store at 77 Corbar Road Buxton

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

Reasons

1. The proposed development, by virtue of its size, scale and design would fail to respond to the character of the host dwelling and would be out of keeping with the character of the surrounding locality. As such the development fails to comply with Policies GD4 and H14 of the adopted High Peak Saved Local Plan Policies 2008, and guidance contained within contained within paragraphs 17, 58, 59, 60, 61, and 64, of the National Planning Policy Framework 2012.

Policies relevant to this decision

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Michael Green
Planning Applications Manager

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
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:

CHAPLIN os1
CHAPLIN 021 Rev D
CHAPLIN 022 Rev B
CHAPLIN 023 Rev C
CHAPLIN 024 Rev B

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Michael Green
Planning Applications Manager