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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 Mrs Lynda Robertshaw
61 Glossop Road
Glossop
SK13 6JH

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

Application no. HPK/2013/0666

Registered on 28/11/2013

Determined on 23/01/2014

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

Proposed Detached Dwelling Adjacent No.61 Glossop Road, Glossop at 61 Glossop Road Gamesley Glossop

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 form, scale, poor design and positioning within the site would result in a cramped and incongruous dwelling within the street scene and would be out of character with the existing properties in the immediate and wider vicinity of the site. Therefore the development is contrary to Policy GD4 and H11 of the High Peak Saved Local Plan and guidance within the National Planning Policy Framework, requiring good design.
2. The proposed development by reason of its scale, design and positioning within the site would have a detrimental effect on the residential amenity of adjacent dwellings by virtue of its overbearing nature and loss of privacy for those occupiers contrary to the

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Michael Green
Planning Applications Manager

provisions of policies H11 and GD5 of the High Peak Saved Local Plan and Paragraph 17 of the National Planning Policy Framework.

3. The proposed development would lead to the significant intensification in use of an existing substandard access to Glossop Road (A626) where emerging visibility is severely restricted due to vegetation and third party land, thereby leading to potential danger and inconvenience to other highway users and interfere with the safe and efficient movement of traffic on the adjoining classified public highway. As such the development would be contrary to policy GD5 and TR5 of the High Peak Saved Local Plan.

4. The proposed development makes inadequate provision for the parking and manoeuvring of vehicles clear of the public highway, resulting in vehicles reversing onto or off the classified public highway, which is against the best interests of highway safety and contrary to policy TR5 of the High Peak Saved Local Plan.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR4 - Traffic Management
TR5 - Access, parking and design

National Planning Policy Framwork

Paragraph 14, 17, 196-197, Section 4, 6, 7, 8

Plans

The plans to which this Notice refers are listed below:

2506-1
2506-2
2506-3
2506-4

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Michael Green
Planning Applications Manager