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High Peak Borough Council

working for our community

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 Thompson
Fern Farm London Road
Fern Road
Buxton
SK17 9NP

Agent AJS Architecture
32
Carr Road
Buxton
SK17 6WF

Application no. HPK/2013/0687

Registered on 18/12/2013

Determined on 11/02/2014

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

Proposed Conservatory to the Courtyard Elevation at Fern Farm Fern 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 siting would cause overlooking and a loss of privacy for the occupants of the neighbouring property. As such, the development would be detrimental to the established residential amenities contrary to saved Policies GD5 and H14 of the High Peak Local Plan 2008 and paragraph 17 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
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Informative

The applicant sought no pre application discussions in relation to the proposals. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF or the Development Plan.

Policies relevant to this decision

BC1 - External Materials

GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC3 - Special Landscape Area Development

National Planning Policy Framework
Paragraph 17 - Core Planning Principles
Paragraphs 56-64 - Requiring Good Design

Plans
The plans to which this Notice refers are listed below:
EXISTING 01
EXISTING 02
EXISTING 03
EXISTING 04
EXISTING 05
PROPOSED 01
PROPOSED 02
PROPOSED 03
PROPOSED 04
PROPOSED 05
SITE PLAN 01
SITE PLAN 02
SITE PLAN 03

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Michael Green
Planning Applications Manager