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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 & Mrs P Heyes
13 Peveril Avenue
New Mills
SK22 4EB

Agent Poulter Architects
61 Woodland Cottage
Low Leighton
New Mills
SK22 4PJ

Application no. HPK/2013/0695

Registered on 23/12/2013

Determined on 11/02/2014

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

Proposed Two Storey Side and Rear Extension at 13 Peveril Avenue New Mills

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

Reasons

1. The proposed development by reason of its scale, design, height and materials would result in incongruous and overbearing addition to the host dwelling and would be visually unsatisfactory to the character and appearance of the street scene and wider area. As such it would be contrary to policies GD4 and H14 of the High Peak Saved Local Plan 2008 and Section 7 of the National Planning Policy Framework.
2. The proposed extension, by reason of its size, design and position relative to adjoining properties, would be unduly dominant and overbearing when viewed from adjoining properties, and would have an unacceptable affect on the residential amenities of the occupiers of those properties, contrary to policies GD5 and H14 of the High Peak Saved Local Plan 2008 and Paragraph 17 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD12 - Unstable Land, Landfill and Contaminated Sites
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

National Planning Policy Frameork

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

Informative

The applicant sought no pre application discussions and 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:

082/001
082/010 Rev A
082/11 Rev A
082/20
082/101
082/210 Rev B
082/211 Rev B
082/215
082/220 Rev A
082/230 Rev A

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Michael Green
Planning Applications Manager