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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 Jonathan Bennett
3 Mousley Bottom
New Mills
High Peak
SK22 3JA

Agent High Peak Architects
Wharf House Wharf Road
Whaley Bridge
SK23 7AD

Application no. HPK/2013/0634

Registered on 10/01/2014

Determined on 06/03/2014

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

Proposed Removal of Existing Conservatory and Construction of Two Storey Rear Elevation to Existing Dwelling at Mousley Bottom Station Road New Mills

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

Reasons

1. The proposed development is an inappropriate form of development within the Green Belt which by definition is harmful and for which no special circumstances have been demonstrated. As such the development fails to comply with Policy OC2 of the High Peak Saved Local Plan Policies 2008 and Paragraphs 80, 87, 88 and 89 of the National Planning Policy Framework.

2. The proposed development by virtue of its scale, proportions, detailed design, external appearance and fenestration detail will be detrimental to the intrinsic character of the host dwelling and the historic character and appearance of the New Mills Conservation Area, As such the development fails to comply with the provisions of Policies BC1, BC5,

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Michael Green
Planning Applications Manager

GD4 and H14 of the High Peak Saved Local Plan Policies 2008 and paragraphs 17, 56, 60, 61, 64 and 137 of the National Planning Policy Framework

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has declined to amend the application.

Plans

The plans to which this Notice refers are listed below:

Location Plan 1145.01
1145.02
1145.06 Rev A
1145.07 Rev A

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Michael Green
Planning Applications Manager