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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 M Milner
108 St Johns Road
Buxton
SK17 6UT

Agent Richard Mundy Building Design
Travel House Buxton Road
Bakewell
DE45 1BZ

Application no. HPK/2013/0707

Registered on 31/01/2014

Determined on 28/03/2014

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

Proposed erection of two detached houses at 108 St Johns 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 design, scale, and siting would result in a cramped and incongruous form of development which would be harmful to the visual amenities of the surrounding area. The development is therefore contrary to Policy GD4 and H11 of the High Peak Saved Local Plan and Section 7 of the National Planning Policy Framework 2012.
2. The proposed development by reason of its siting and design would have a detrimental effect on the residential amenity of adjacent dwellings by virtue of its overbearing nature and loss of privacy contrary to the provisions of policies H11 and GD5 of the High Peak Saved Local Plan and paragraph 17 of the National Planning Policy Framework 2012.
3. The proposed development would result in the direct loss of protected trees and would have an unsatisfactory relationship to remaining protected trees within the site. As such

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Michael Green
Planning Applications Manager

the loss of the protected trees, which are considered to make a significant contribution to the visual amenities of the area, would be contrary to High Peak Saved Local Plan policy OC10 and paragraph 118 of the NPPF 2012.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC10 - Trees and Woodlands
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:

Location Plan,

009/01,

009/02,

1623-01A,

1623-02A,

1623-03,

1623-04A

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Michael Green
Planning Applications Manager