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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

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant Mr Mike Higgins
11A Fauvel Road
Glossop
SK13 7AR

Agent

Application no. HPK/2013/0547

Registered on 06/02/2014

Determined on 01/04/2014

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

Proposed residential development at 11a Fauvel Road Glossop

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

Reasons

1. The application has not demonstrated that this site is capable of accommodating a new dwelling on it which would provide a good standard of amenity for any future occupiers of the property whilst ensuring that the amenities of existing neighbouring dwellings are protected. The development is thus contrary to Policies GD5 and H11 of the High Peak Saved Local Plan Policies 2008 and Para 17 of the National Planning Policy Framework.
2. Insufficient information has been supplied to enable the Local Planning Authority to be confident that roosting bats will not be afftected by the proposed development in accordance with the requirements of the Habitats Regulations 2010.

Policies relevant to this decision

GD2 - Built up area boundaries

GD4 - Character Form and Design

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Michael Green
Planning Applications Manager

GD5 – Amenity

H5 - Housing within the Built up Area Boundaries

H11 - Layout and Design of residential development

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 he application is unable to overcome such principle concerns and thus no amendments to the application were requested.

Plans

The plans to which this permission refers are listed below:

Location Plan, Site Plan, A101

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Michael Green
Planning Applications Manager