



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

FULL PLANNING APPLICATION

REFUSAL

Applicant Dr Seema Ansari
6 Howards Meadow
Simmondley
Glossop
SK13 6PZ
Agent Seal Design
38 Edale Avenue
Denton
M34 7NZ

Application no. HPK/2015/0247

Registered on 13/05/2015

Determined on 08/07/2015

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

Proposed demolition of existing conservatory and erection of two storey rear extension, side orangery and porch extension at 6 Howards Meadow Simmondley Glossop

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

Reasons

1. The proposed extensions by virtue of their siting in close proximity to the trees which make a significant visual contribution to the amenity of the area, and protected by High Peak Borough Council Tree Protection Order 105, will adversely affect the health and stability of the trees and lead to future pressure for pruning and felling. As such the development fails to comply with Policy OC10 of the High Peak Saved Local Plan Policies 2008 and Policy EQ8 of the emerging Local Plan.

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Signed on Behalf of High Peak Borough Council

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC10 - Trees and Woodlands
TR5 - Access, parking and design

High Peak Local Plan Submission Version 2014

CF6 – Accessibility and Transport
EQ5 – Design and Place Making
EQ8 – Trees, Woodland and Hedgerows
S1 – Sustainable Development Principles
S2 – Settlement Hierarchy
S5 – Glossopdale Sub-area Strategy

National Planning Policy Framework

Paragraph 17 – Core Planning Principles

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF.

Plans

The plans to which this Notice refers are listed below:

Location Plan

406/15/201
406/15/202
406/15/203
406/15/204
406/15/205

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Signed on Behalf of High Peak Borough Council

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