



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 Mr & Mrs Buckley
5 Mossbank Close
Hadfield
Glossop
SK13 2EH
Agent Planmart Ltd
9 George Street
Glossop
SK13 8AY

Application no. HPK/2015/0512

Registered on 21/09/2015

Determined on 16/11/2015

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

Proposed first floor extensions over existing garage & rear ground floor extension at 5 Mossbank Close Hadfield Glossop

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

Reasons

1. The proposed extensions to the dwelling by reason of their scale, character and form will appear as disproportionate and overbearing additions and the resultant uncharacteristic roof form created will have an adverse and detrimental impact upon the visual qualities of the host dwelling and the immediate locality contrary to High Peak Local Plan Saved Policies GD4 and H14 and Paragraphs 17 and 58 of the National Planning Policy Framework.
2. The proposed extensions due to their siting and scale and will create an unacceptable effect by reason of overbearing resulting in development that does not achieve a

.....
Signed on Behalf of High Peak Borough Council

satisfactory relationship to adjacent development contrary to Saved Policy GD5 and emerging Policy EQ5 and Paragraph 17 of the National Planning Policy Framework.

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
TR5 - Access, parking and design

High Peak Local Plan Submission Version April 2014

CF6 – Accessibility and Transport
EQ5 – Design and Place Making
S1 – Sustainable Development Principles
S1a – Presumption in Favour of Sustainable Development
S2 – Settlement Hierarchy
S5 – Glossopdale Sub-area Strategy

National Planning Policy Framework

Paragraph 17 – Core Planning Principles
Section 7 – Requiring Good Design

Plans

The plans to which this Notice refers are listed below:

2630-001
2630-002
2630-003

.....
Signed on Behalf of High Peak Borough Council

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk



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