High Peak Borough Council

working for our community

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: David | Surname: Stewart

Company name:

Street address: 149 Long Lane

Town/City: Charlesworth

County: Derbyshire

Country: UK

Postcode: SK13 5ES

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: russell | Surname: bridge

Company name: stephenson bell

Street address: stephenson bell architects
aeroworks
5 adair st

Town/City: manchester

County: Lancashire

Country: United Kingdom

Postcode: m1 2nq

	Country Code	National Number	Extension Number
Telephone number:		0161 273 7204	
Mobile number:			
Fax number:			

Email address: russell.bridge@stephenson-bell.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Replacement dwelling

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 149 Suffix:

House name:

Street address: LONG LANE

CHARLESWORTH

Town/City: GLOSSOP

County:

Postcode: SK13 5ES

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 399905

Northing: 393592

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: Liz Surname: Pleasant

Reference: -

Date (DD/MM/YYYY): 08/12/2010 (Must be pre-application submission)

Details of the pre-application advice received:

8th Dec 2010
Initial meeting with Liz Pleasant to discuss the brief, planning aspirations, the previously refused scheme, and initial design ideas. Outcome: LP reacted positively to the revised sketch designs. Concern was noted over the proposed materials and LP suggesting a slight reduction in plan area.
12th Jan 2011
Second meeting with Liz Pleasant and Joanne Brookes to discuss design development and revised design proposals. The presented scheme, with reduced floor area, was well received by both planners. Several material options were presented from which LP subsequently indicated that the render or stone options were preferred. An email following this meeting from LP noted that 'both I and Jo feel that we now have the correct approach in terms of scale, siting and overall design concept'.
19th Jan 2011
Alliance Design Review panel. The panel concluded that the principal of the contemporary design approach, the siting and orientation of the proposed building, and it's mass, scale and form were acceptable. The proposed materials were discussed with the panel suggested that a render or stone finish would be acceptable.
9th Feb 2011
LP confirmed by email that a 500mm increase in ridge height over the existing ridge height would be acceptable.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

refer to gated recycling-bin storage area (note 'q') on proposed plan reference al(05)300B

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

refer to gated recycling-bin storage area (note 'q') on proposed plan reference al(05)300B, also provision made in kitchen for separate recycling bins under sink.

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

white render, red brick, dark stained timber cladding, pebble dashed garage

Description of *proposed* materials and finishes:

horizontal format stone to ground floor, through coloured render to upper floor

Roof - description:

Description of *existing* materials and finishes:

clay tiled roof

Description of *proposed* materials and finishes:

slate tiled roof

Windows - description:

Description of *existing* materials and finishes:

white and timber effect UPVC

Description of *proposed* materials and finishes:

composite windows - timber internally, dark grey PPC aluminium externally

Doors - description:

Description of *existing* materials and finishes:

timber front door, timber effect UPVC rear door and patio doors

Description of *proposed* materials and finishes:

treated timber front door with glass vision panel.
sliding / hinged doors to rear all as per window system (composite timber / aluminium)

Boundary treatments - description:

Description of *existing* materials and finishes:

front boundary = pointed gritstone wall
driveway boundary = timber fence
garden boundary = wire fence with timber posts

Description of *proposed* materials and finishes:

front boundary = pointed gritstone wall
driveway boundary = horizontal format stone walls
garden boundary = wire fence with timber posts

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

pattern imprinted concrete (dark blue/black)

Description of *proposed* materials and finishes:

permeable resin bound gravel over Sustainable Underground Drainage System (SUDS)

Lighting - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

3No low energy PIR security lights to garage and path to front door

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and Access Statement
al(05)300-B - proposed site plan
al(05)302-B - proposed elevations N & W
al(05)303-B - proposed elevations E & S
al(05)304-B - proposed sections

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	4	4
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

combined foul / surface water drains adjacent site under roadway

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☒ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

single dormer bungalow dwelling

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

21. Site Area

What is the site area? 775 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

none

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: Ms D. Oake Number: 152 Suffix: Street: Long Lane Locality: Town: Charlesworth Postcode: SK13 5ES	09/02/2011

Title: Mr First name: russell Surname: bridge

Person role: Agent Declaration date: 31/03/2011 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ( )

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: (•)

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient	Date notice served
Name: Ms. D Oake Number: 152 Suffix: Street: Long Lane Locality: Town: Charlesworth Postcode: SK13 5ES	09/03/2011

Title: Mr First Name: russell Surname: bridge

Person role: Agent Declaration date: 31/03/2011 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 31/03/2011