High Peak Borough Council

working for our community

Householder Application for Planning Permission for works or extension to a dwelling.
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 & Mrs | First name: | Surname: Evans

Company name:

Street address: 2 Watford Cottage, Watford Lane

New Mills

Town/City: High Peak

County: Derbyshire

Country:

Postcode: SK22 4EN

	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: Mrs | First Name: Claire | Surname: Wilde

Company name: SlaterWilde Ltd

Street address: Tall Trees

8 Crossings Road

Town/City: Chapel-en-le-Frith

County: Derbyshire

Country:

Postcode: SK239RZ

	Country Code	National Number	Extension Number
Telephone number:		07811964516	
Mobile number:			
Fax number:			

Email address: claire@slaterwilde.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Erection of a sunken 2 storey side extension

Has the work already been started without planning permission? ( ) Yes (•) No

4. Site Address Details

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

House: 2 Suffix:

House name: Watford Cottage

Street address: Watford Lane

New Mills

Town/City: High Peak

County:

Postcode: SK22 4EN

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

Easting: 400445

Northing: 386705

Description:

5. 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

6. 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: Mrs First name: Karen Surname: Taylor

Reference:

Date (DD/MM/YYYY): 08/08/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Overall scheme - scheme addressed her initial concerns and in principal was acceptable. Precedence with the adjacent property extension is there. Although the eaves line is higher than the adjacent property didn't feel that is was overbearing or out of character with its context.
Windows - Discussed the front & Rear windows to the upper level. KT requested that the windows be smaller and more proportional to the window adjacent the front door and the window adjacent the rear door. KT highlighted the issue with regards escape window size etc. CW agreed to look at the windows and proportion whilst following escape principles. KT happy with the simplicity of the side elevational fenestration detail, bifold doors into the garden and rooflights to the new bedrooms and the existing hall.
Step back - The front elevation of the extension has been stepped back (800mm) from the principal elevation. KT acknowledged this.
Roof Covering - CW highlighted that the shallow pitch of the extension roof to be in keeping with the existing roof may cause difficulties with the type of roof covering to be used. The very low pitch of 15degrees could not be covered in natural slate. CW to look at alternative roof coverings within keeping with the context. KT highlighted that the property was not within a conservation area and therefore alternatives to slate would be acceptable and acknowledged that materials could be dealt with under condition.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ○ Yes ◉ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

9. 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

10. 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

11. 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:

Stone

Description of *proposed* materials and finishes:

Stone to match existing

Roof - description:

Description of *existing* materials and finishes:

Natural Slate

Description of *proposed* materials and finishes:

Reconstituted Slate (due to low roof pitch)

Windows - description:

Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

painted timber to match existing

Doors - description:

Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

painted timber to match existing

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

SW013-001 Location & Block Plan
SW013-002 Existing Site Plan
SW013-003 Proposed Site Plan
SW013-004 Existing Plans
SW013-005 Existing Elevations
SW013-006 Proposed Plans
SW013-007 Proposed Elevations
SW013-008 Proposed Sections

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant 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 the application relates.

Title: Mrs First name: Claire Surname: Wilde

Person role: Agent Declaration date: 13/08/2012 ☒ Declaration made

12. 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

Title:	Mrs	First Name:	Claire	Surname:	Wilde
Person role:	Agent	Declaration date:	13/08/2012	☒	Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 13/08/2012