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: Mrs | First name: S. | Surname: Taylor

Company name:

Street address: 33 Lismore Road

Town/City: Buxton

County: Derbyshire

Country:

Postcode: SK17 9AN

	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: Roddie | Surname: MacLean

Company name: Mattin MacLean Ltd

Street address: 1 Market Street

Town/City: Whaley Bridge

County: Derbyshire

Country: United Kingdom

Postcode: SK23 7AA

	Country Code	National Number	Extension Number
Telephone number:		01663 733336	
Mobile number:			
Fax number:			

Email address: rvm@mattinmaclean.co.uk

3. Description of Proposed Works

Please describe the proposed works:

2 storey rear and side extensions, single storey rear extension and conversion of garage.

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: 33 Suffix:

House name:

Street address: Lismore Road

Town/City: Buxton

County: Derbyshire

Postcode: SK17 9AN

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

Easting: 405035

Northing: 373151

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: Sue Surname: Ashworth

Reference:

Date (DD/MM/YYYY): 19/12/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Previous advice had also been obtained from Faye Gaskell. Initial concerns were raised about the side extension but this has been pulled back from the boundary and is referred to in Sue Ashworth's email of 19 Dec '12. Both planners felt that Highways may have issues with the apparent loss of parking but this was taken up directly with DCC who responded positively - see Sue Murdoch's email of 22 Jan '13.

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

If Yes, please describe:

Conversion of the garage and the side extension theoretically reduce the number of available car spaces but, in practice, neither garage nor side drive are usable or used. Pre-application consultation has been carried out with DCC who have visited site and agreed that the current provision is two off-road spaces in front of the house. There is no increase in the number of bedrooms proposed and the two spaces will be maintained, so the answer to the question is really 'No' but it seemed to need some explanation!

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:

Reconstructed stone

Description of *proposed* materials and finishes:

Reconstructed stone to match existing

Roof - description:

Description of *existing* materials and finishes:

Concrete tiles

Description of *proposed* materials and finishes:

Concrete tiles to match existing

Windows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber fences

Description of *proposed* materials and finishes:

Timber fences

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing

Description of *proposed* materials and finishes:

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:

M1208 01 to 08

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: Mr First name: Roddie Surname: MacLean

Person role: Agent Declaration date: 11/02/2013 ☒ 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

12. Certificates (Agricultural Land Declaration - continued)

Title: Mr | First Name: Roddie | Surname: MacLean

Person role: Agent | Declaration date: 11/02/2013 | ☒ 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 11/02/2013