High Peak Borough Council

working for our community

Application for a Lawful Development Certificate
for a Proposed use or development.
Town and Country Planning Act 1990: Section 192,
as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2010

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: Mark | Surname: Thornley

Company name:

Street address: Oak Wood Farm,
Chisworth
Town/City: Glossop
County: Derbyshire
Country:
Postcode: SK13 5SB

	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: Miss | First Name: Gemma | Surname: Birchall

Company name: Fomroom Archiects

Street address: 7 Constance Street
Knott Mill
Town/City: Manchester
County: Greater Manchester
Country: United Kingdom
Postcode: M15 4JQ

	Country Code	National Number	Extension Number
Telephone number:		0161 870 1154	
Mobile number:			
Fax number:			

Email address: gemma@formroomarchitects.com

3. Site Address Details

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

House: | Suffix:

House name: Oak Wood Farm

Street address:

Chisworth

Town/City: Glossop

County:

Postcode: SK13 5SB

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

Easting: 400481

Northing: 391805

Description:

4. 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: JOH/PD/2012/0039

Date (DD/MM/YYYY): 27/06/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Householder Planning enquiry form submited.
Recieved a Permitted development decision letter confirming that planning permission would not be required.

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: (•) a) Owner ( ) b) Lessee ( ) c) Occupier ( ) d) Other

6. 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

7. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

The existing building that we are proposing to extend is a family home which our client has lived in for over 10 years. They wish to extend the property to meet the needs of their family.
We have submitted a householder planning enquiry form to High Peaks planners who confirm that the extension massing and position would not require a planning permission. The house is also very remote and is not over looked by any other properties.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

The permitted development decision letter. REF: PD/2012/0039. And supporting information of the proposed extension.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one: C3

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one: C3

Is the proposed operation or use: (•) Permanent ( ) Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The clients property is very remote and not over looked by any other properties. The proposed extension is to be constructed out of materials that are keeping with the existing building.
The property has a large amount of land with it so no more than half the area of land around the "original house"* would be covered by additions or other buildings.
The extension does no go any higher then the existing roof height.
The extension is more than 2m away from the site boundary.
The double storey part of the extension is over the existing hall.
We have recieved a PD decision letter from the planners confirming that planning permission would not be required.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? (•) Yes ( ) No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

The proposal is to build a part single storey, part two storey extension to create a ensuite, Utility Room and summer house at Oakwood Farm New Mills Road, Chisworth.
The proposed extension will be made out of stone work to match the existing house.

Does the proposal consist of, or include, a change of use of the land or building(s)? ( ) Yes (•) No

Has the proposal been started? ( ) Yes (•) No

9. 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

10. Declaration

I/we hereby apply for a Lawful Development Certificate 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: 18/02/2013

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.