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:	Paula	Surname:	Wynters	

Company name:

Street address: 25 Station Road
Dove Holes

Town/City: Buxton
County: Derbyshire
Country:
Postcode: SK17 8DW

	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:	Dean	Surname:	O'Reilly	

Company name: O'Reilly Civil Engineering Ltd

Street address: 18 Beaufort Road

Town/City: Stockport
County: Cheshire
Country: England
Postcode: SK2 7LU

	Country Code	National Number	Extension Number
Telephone number:		07595329182	
Mobile number:			
Fax number:			

Email address: Dean-@hotmail.co.uk

3. Description of Proposed Works

Please describe the proposed works:

The construction of a proposed porch off the property and the repositioning of the existing pedestrian access.

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: 25 Suffix:

House name:

Street address: Station Road

Dove Holes

Town/City: Buxton

County:

Postcode: SK17 8DH

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

Easting: 407532

Northing: 377987

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

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

Refer to drawing;
Preliminary Proposed Elevations

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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:

The existing property consists of stone blockwork. The blockwork is most likely limestone which is, inkeeping with the traditional materials of the area.

Description of *proposed* materials and finishes:

The proposed porch will be constructed in the same materials for aesthetic purposes.

11. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

The existing property has a black slate roof.

Description of *proposed* materials and finishes:

The proposed porch will be constructed in the same/similar materials for aesthetic purposes.

Windows - description:

Description of *existing* materials and finishes:

The existing property is fitted with white double glazed UPVC windows

Description of *proposed* materials and finishes:

Doors - description:

Description of *existing* materials and finishes:

The existing property has a white UPVC front door

Description of *proposed* materials and finishes:

The proposed porch will form a new entrance to the property with a new solid timber external door that will orientation access into the garden rather than onto the highway.
(The existing boundary entrance will then be moved to suit this new arrangement)

Boundary treatments - description:

Description of *existing* materials and finishes:

The existing boundary wall is adjacent to the highway and constructed from stone blockwork that matches the property. There is a pedestrian access via a gate and the boundary wall lies approximately 7ft from the property.

Description of *proposed* materials and finishes:

The proposed porch will be constructed upto the the boundary line and become/form part of the boundary wall. The pedestrian gate access will then be relocated approximately 1.5m to the left of the existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The only vehicle access to the property is via Station Road, with a pedestrian entrance in the form of steps from the highway upto the property. The garden is currently hardstanding with a border of soft landscaping.

Description of *proposed* materials and finishes:

The footprint of the proposed porch will be formed on top of the existing pedestrian access. The existing gate will be relocated and a new pedestrian access will be formed from the highway via steps. The remainder of the garden will be soft landscaped.

Lighting - add description

Description of *existing* materials and finishes:

No current external lighting

Description of *proposed* materials and finishes:

The proposed porch will have internal lighting from the ceiling.

Others - description:

Type of other material: Guttering, radiator

Description of *existing* materials and finishes:

The existing guttering of the property is black plastic.
There is no downpipe within the property boundary.

Description of *proposed* materials and finishes:

Externally the proposed porch will have black plastic guttering and down pipes

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:

Refer to the following drawings;
Site Location Plan
Land Registry Plan
Proposed Work Elevations

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: Paula Surname: Wynters

Person role: Applicant Declaration date: 10/04/2013 ☒ 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

Title: Mrs | First Name: paula | Surname: wynters

Person role: Applicant | Declaration date: 10/04/2013 | ☒ 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 10/04/2013