HPK/2013/0551

High Peak Borough Council

working for our community

HIGH PEAK
25 NOV 2013
BOROUGH COUNCIL

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: Jacqueline | Surname: OBrien

Company name:

Street address: 5 Charlesworth Close
Furness Vale

Town/City: High Peak
County: Derbyshire
Country: United Kingdom
Postcode: SK23 7QP

	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

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Erection of garden wall with Pergoda frame covered with polycarb roof to form covered seating area. Proposed porch, car port and erection of fence & double gates.

Has the work already been started without planning permission? ◉ Yes ○ No

If Yes, please state when the works were started: 27/08/2013

Has the work already been completed without planning permission? ○ Yes ◉ No

4. Site Address Details

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

House: 5 Suffix:

House name:

Street address: Charlesworth Close

Furness Vale

Town/City: High Peak

County: Derbyshire

Postcode: SK23 7QP

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

Easting: 400744

Northing: 383383

Description:

A residential 3 x bedroomed house in the far corner of a development built by Amec in 1988. The house is the end house of a block of 3. The house is accessed via Charlesworth Close and then a private road which services no.s 5, 6 and 7. No 5 is the last house and the road goes no further. Once past No. 6, all the remaining land is owned by No. 5. The house is constructed in brick and has an attached garage on the far side with hard-standing running across the front of the property and down to the garage. The ground lease is currently owned by Mr Steven Botham of Focal McCormack and we are currently in negotiations with Mr Botham to buy out the lease and become 'freehold'.
When the houses were built in 1988 the development was denied 'permitted development rights' by a town and country act which is why retrospective planning approval is required as the owners of No. 5 were completely unaware of this when the building work commenced at the end of August 2013.

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: Mr First name: Andrew Surname: Thomas

Reference:

Date (DD/MM/YYYY): 01/08/2013 (Must be pre-application submission)

Details of the pre-application advice received:

We believed the work to fall under the 'permitted development rights' and after consulting the High Peak Planning portal in depth re; the porch, walls, carport, we commenced work. A complaint was lodged with the planning office by our neighbours which is how we became aware of the Town & Country planning act denying permitted development rights on this development, enforced in 1988. A Building Regs Surveyor named Ian Logan came out to inspect the site and informed us that the work in hand did not require building regulation control. We have since had conversations with Andy Thomas, a Planning Enforcement Officer at High Peak and have supplied him with information and pictures. It was on Andy's advice that we are now submitting a retrospective planning application for the work in progress.

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

H1
The house facing us (No.4) has a very high Leylandi hedge which runs all the way along our drive.

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:

A 73 brick in a red colour with rough finish to match the brick used to construct the original property has been used to construct the garden & porch walls. This size of brick has been discontinued but were able to source some stock. Supporting photographs will be sent

Description of *proposed* materials and finishes:

All building materials will match the materials of the above property, as above.

Roof - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

The porch is to be fitted with a pilkington glass roof which will meet all FENSA and safety standards and let in as much natural light to the porch as possible.
We would like to construct a timber frame (pergola style) within the garden walls and cover with a polycarbonate sheeting sheeting. If this is not possible we would be happy to consider suggestions for other materials and methods.
The proposed carport roof would be constructed from polycarb sheeting.

Windows - description:

Description of *existing* materials and finishes:

The existing windows on the property are constructed from UPVC with diamond leading. The windows are finished in mahogany on the external side and white within.

Description of *proposed* materials and finishes:

Fensa approved upvc windows to match the windows in the original house which are finished in mahogany with diamond leaded glazing.

Doors - description:

Description of *existing* materials and finishes:

The existing front door is manufactured in UPVC and finished externally in mahogany. There glazing is frosted and leaded.

Description of *proposed* materials and finishes:

The original front door will be moved to the front of the porch to keep the current property looking as it does now. A new UPVC front door and frame, matching the original but with new improved locks will be fitted to the original property, thus increasing security.

Boundary treatments - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

A wall constructed from brick matching the property is being constructed around the top end of the side garden and timber fence panels will be incorporated to soften the wall and make it more aesthetically pleasing. The side gate into the garden will be at the end of the wall next to the original garage door.
We would like to erect a timber fence between no. 5 and no. 6 using the same timber panels to mirror those used in the walls. We would also like to put timber gates at the end of our drive, once again to add both privacy and extra security to the property whilst maintaining the general appearance.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Indian stone pathway leading from drive to and around porch and front of property in mint fossil colour.

Description of *proposed* materials and finishes:

Indian stone in mint fossil

Lighting - add description

Description of *existing* materials and finishes:

Security light outside the existing front door.

Description of *proposed* materials and finishes:

Wall lights inside porch. Move existing security light from beside the front door to front of porch.

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:

5 Charlesworth Close pp-02926809
Accompanying location & block plans, drawings and pictures of work already carried out will be sent to support this application.

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).*

Title: Mrs | First name: Jacqueline | Surname: OBrien

Person role: Applicant | Declaration date: 02/10/2013 | ☒ 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 03/10/2013