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:	David & Margot	Surname:	Graham

Company name:

Street address: 3 Goyt Place

Town/City: Whaley Bridge

County: Derbyshire

Country:

Postcode: SK23 7LZ

	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:

Remove existing front door and fill in block-work to match existing wall.
Fit new front door and side light in place of the existing RH front window.
Replace LH front window with new window to match existing ones.
Build a summerhouse, with maximum dimensions of 14m2 area and 2.5m high, on the river bank in the aproximate position shown on the enclosed plan at a level about 0.8m below the current garden level.
OPTIONALLY install a canopy above the new front door similar to those on the neighbouring properties.
See attached pictures for an idea of the visual impact of the proposed changes (Door style and number of side lights to be determined, canopy style may match either adjacent propery)

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: 3 Suffix:

House name:

Street address: Goyt Place

Whaley Bridge

Town/City: High Peak

County:

Postcode: SK23 7LZ

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

Easting: 401227

Northing: 381424

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: First name: Liz Surname: Pleasant

Reference:

Date (DD/MM/YYYY): 07/10/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Dear Mr Graham
I have been forwarded your email enclosing details of the works you wish to carry out to the above property.
The property lies within a conservation area and has had its permitted development rights removed, thus the alterations you wish to carryout will require the benefit of formal planning permission.
I cannot forsee any objections in principle to the alterations you wish to carryout to the front of your property. With regard to the proposed summerhouse it may be that there would be objections from the Environment Agency given the proximity to the River. You may wish to contact them directly prior to submitting an application as I understand that consent would be required from them for any works within 8m of the riverbank.
I trust this above information is of assistance to you. I would point out that the views expressed are my own professional ones and do not prejudice any future decisions made by this Council.
Should you wish to discuss the matter with me please do not hesitate to give me a call.
kind regards
Liz Pleasant

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:

Tree 1 (Sycamore)

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:

Front walls of house are modern stone (or stone effect?) blocks.

Description of *proposed* materials and finishes:

Wall to match original as far as practicable (hopefully existing blocks will be re-used).

Windows - description:

Description of *existing* materials and finishes:

Front windows are brown with diagonal lead affixed. Most are UPVC two, are wooden.

Description of *proposed* materials and finishes:

Windows to match existing UPVC as far as practicable.

Doors - description:

Description of *existing* materials and finishes:

Front door is brown wood

Description of *proposed* materials and finishes:

Door will be UPVC (color & style not determined) side glazing will match existing UPVC windows.

Others - description:

Type of other material: Summerhouse

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Walls to be horizontal softwood planks, roof to be green felt shingles.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ( ) Yes (•) No

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: Mr First name: David & Margot Surname: Graham

Person role: Applicant Declaration date: 20/10/2013 ☒ 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 20/10/2013