

## The Planning Inspectorate

### QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference

APP/H1033/D/17/3183894

Appeal By

MR ROBERT STATTERS

Site Address

Uplands, Macclesfield Road  
Whaley Bridge  
HIGH PEAK  
SK23 7DR

#### PART 1

- |  |     |                                     |    |                                     |
|--|-----|-------------------------------------|----|-------------------------------------|
| 1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS. | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 3. Can the Inspector see the relevant parts of the appeal site from public land?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:  |     |                                     |    |                                     |
| 4.a. the appeal site or property to judge the appeal proposal?   | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| To assess the site, particularly at the rear of the property.  |     |                                     |    |                                     |
| 4.b. a neighbour's land or property to judge the appeal proposal?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?                            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.a. Is the site within a Conservation area?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.b. Is the site adjacent to a Conservation Area?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.c. Is the site within a green belt?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.d. Is the site in an Area of Outstanding Natural Beauty?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 7.b. Would the proposed development affect the setting of a listed building?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 9. Is any part of the site subject to a Tree Preservation Order?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |

## PART 2

### Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes ☐ No ☒

### Screening

10.c.i. Have you issued a Screening Opinion (SO)? Yes ☐ No ☒

### Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement? Yes ☐ No ☒

### Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file. Applies ☐ N/A ☒

11.a. the development hereby permitted shall begin not later than three years from the date of this decision. Yes ☒ No ☐

11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Yes ☒ No ☐

11.c. the development hereby permitted shall be carried out in accordance with the approved plans. Yes ☒ No ☐

11.d. any other conditions you regard as necessary? Yes ☒ No ☐

Details of the condition(s) and reasons you regard the condition(s) as necessary are:

☒ the box below

Prior to the first occupation of the development hereby approved the windows to the west elevation of the extension shall be glazed in obscured glass. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) this/these window(s) shall not be re-glazed with any transparent materials or enlarged or otherwise altered, nor shall any additional door, window or other opening be formed in that elevation unless a further planning permission has first been granted on application to the Local Planning Authority.

Reason: In the interests of residential amenity.

## PART 3

12.a.i. All the plans submitted with the application; ☒

☒ see 'Questionnaire Documents' section

12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided; ☒

☒ see 'Questionnaire Documents' section

12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable; ☒

☒ see 'Questionnaire Documents' section

☒ [see 'Questionnaire Documents' section](#)

12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;



☒ [see 'Questionnaire Documents' section](#)

12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;



☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;



☒ [see 'Questionnaire Documents' section](#)

12.e. Design and Access Statement (if submitted);



☒ [see 'Questionnaire Documents' section](#)

12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);



☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

12.g. Extracts from relevant policies which have been saved by way of a direction;



12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;



12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate ), including a list of relevant documents taken into account when considering the application.



☒ [see 'Questionnaire Documents' section](#)

12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;



12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;



12.l. Your Authority's CIL charging schedule is being/has been examined;



12.m. Your Authority's CIL charging schedule has been adopted.



**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

#### LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.



LPA's reference

HPK/2017/0083

Completed by

M Ollerenshaw

On behalf of

High Peak Borough Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

M Ollerenshaw

Phone no (including dialling code)

01538 395400 ex 4921

Email

planning@highpeak.gov.uk

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/H1033/D/17/3183894

Appeal By MR ROBERT STATTERS

Site Address  
Uplands, Macclesfield Road  
Whaley Bridge  
HIGH PEAK  
SK23 7DR

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 3

**Document Description:** 12.a.i. All the plans submitted with the application

**File name:** 170217 Existing Plans & Elevations T1.pdf

**File name:** 170217 Location Plan.pdf

**File name:** 170217 Proposed Plans & Elevations T9.pdf

**File name:** 170217 Site Plan.pdf

**Relates to Section:** PART 3

**Document Description:** 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided

**File name:** List of plans submitted with application which were considered in making the decision.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.

**File name:** Notification letter.pdf

**File name:** Site notice.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.i. A list of the addresses of the people who were notified of the householder planning application.

**File name:** List of people notified of the application.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.ii. All representations received from interested parties about the application.

**File name:** 170309 Public Comment L Davenport NPD.pdf

**File name:** 170320 Public Comment Stephen Jay NPD.pdf

**File name:** Consultee Comments DCC Highways.pdf

**Relates to Section:** PART 3

**Document Description:** 12.c. A copy of the letter with which you notified people about the appeal.

**File name:** notification letter.pdf

**Relates to Section:** PART 3

**Document Description:** 12.c. A list of the addresses of the people who were notified of the appeal.

**File name:** appeals householder appeal notification list.pdf

**Relates to Section:** PART 3

**Document Description:** 12.d. The Planning Officer's report to committee or delegated report on the

<b>File name:</b>	application and any other relevant documents/minutes. Signed Report.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.e. Design and Access Statement (if submitted).
<b>File name:</b>	170217 Justification of Extension.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	High Peak Local Plan Adopted April 2016 Front Page.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	Policies S1 S1a and S2.pdf
<b>File name:</b>	Policy S6.pdf
<b>File name:</b>	Policies EQ5 EQ6 and EQ7.pdf
<b>File name:</b>	Policy CF6.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.
<b>File name:</b>	Relevant previous planning applications.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	10/11/2017 15:58:29
<b>LPA</b>	High Peak Borough Council