



# High Peak Borough Council

## *working for our community*

Application for Planning Permission.  
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:	Lee	Surname:	Derbyshire
Company name:					
Street address:	78, Macclesfield Road				
Telephone number:					
Mobile number:					
Town/City:	BUXTON				
Fax number:					
Country:					
Email address:					
Postcode:	SK17 9AG				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

### 2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alex	Surname:	Gilbert
Company name:	Alex Gilbert Architecture				
Street address:	7 Peak View				
	Sterndale Moor				
Telephone number:	07840170160				
Mobile number:	0129824206				
Town/City:	Buxton				
Fax number:					
Country:					
Email address:					
Postcode:	SK17 9QB				
	lloyby@gmail.com				

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

The brief was to create additional living space, a utility room, replacement garage and an additional double bedroom. This necessitates a single storey extension to the rear of the dwelling and a two-storey extension to the side.

Some internal & external modifications to the existing dwelling are also required. Externally, the proposals also incorporate the reconstruction of the two chimney stacks on the west elevation. These were sadly truncated just below the roofline at some point in the history of the building. Downstairs, the intention is to create a more modern, open plan internal arrangement between the kitchen, living and dining area. At first floor level the existing, currently separate, bathroom and toilet are to be relocated to create a single bathroom and toilet space. It is also the intention to provide a small solar-tube, located on the south roof slope, to provide some much needed natural light to the enlarged landing area.

The volume or massing of the proposed extension has been designed in a way that is respectful and submissive in relation to the existing dwelling. This has been achieved with stepping back the extension from the principal elevation and utilising a matching roof profile but with a reduced ridge height above the two-storey element. The extension to the rear is single storey with a low-pitch roof to limit its visual impact.

### 3. Description of the Proposal

Materials and colours have been carefully chosen to respect the existing dwelling and local context. Where possible the same or very similar materials will be used.

Some light-touch landscaping will be required around the new extension. The front drive will be re-surfaced with tarmacadam where any disturbance has been caused by construction. The patio will be reinstated to the rear with a larger stepped area to improve access to the garden. The principal access to the property will remain unchanged.

Has the building, work or change of use already started? ☐ Yes ☒ No

### 4. Site Address Details

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

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

Description:

### 5. 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: 

Awaiting pre-app comments

 First name:  Surname:

Reference:

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

Details of the pre-application advice received:

Proposals submitted for pre-application advice on 21/09/2017. As 3 weeks have not yet passed I am still (understandably) waiting for pre-application advice from a planning officer. The email reference sent to HPBC is as follows: P06 2-1 20170921 Pre-App Discussion Ack Agent - App ref PAD\_2017\_0081 acknowledgement of submission

### 6. 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

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

## 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

## 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

The existing waste bin storage area will not be impacted on as this is on the adjacent side of the dwelling to the proposed extension.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

As existing. This will not be impacted on by the proposed development.

## 8. 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

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Boundary Treatments - description:

Description of *existing* materials and finishes:

Mature hedgerow (mixture of Privet and Beach) and some timber-panel fencing.

Description of *proposed* materials and finishes:

As existing.

### Doors - description:

Description of *existing* materials and finishes:

Dark brown timber framed doors with single-glazed units.

Description of *proposed* materials and finishes:

Dark grey polyester powder coated (PPC) aluminium door frames with double glazed units. Dark grey PPC metal garage door with double glazed units.

### Lighting - description:

Description of *existing* materials and finishes:

Front of property: 1 No. security light above existing garage gable.  
Rear of property: none.

Description of *proposed* materials and finishes:

Front of property: Security lighting (position tbc).  
Rear of property: security and general lighting for outdoor patio area (tbc).

### Roof - description:

Description of *existing* materials and finishes:

Plain clay Rosemary tiles with sand texture.

Description of *proposed* materials and finishes:

Plain clay Rosemary tiles with sand texture above the two-storey side extension. Dark grey metal (Zinc) standing seam roof above the single-storey rear extension.

### Vehicle Access - description:

Description of *existing* materials and finishes:

Front of property: tarmacadam driveway with a small area of concrete to the front of the garage.  
Rear: large format concrete paving flags.

Description of *proposed* materials and finishes:

Front of property: tarmacadam to make good any areas disturbed by building work.

## 9. Materials

Rear: buff concrete paving flags.

### Walls - description:

Description of *existing* materials and finishes:

Mostly, white render above a low-level dark-grey painted band. The front of the property is faced with red brick, white render and some smaller areas of dark-grey and brown timber cladding.

Description of *proposed* materials and finishes:

White render at ground floor level on a low-level band of Staffordshire blue engineering brick to tie in with the existing dark-grey base course. The external walls at second floor level are to be clad with a dark-grey timber-effect cement based T&G weatherboard.

### Windows - description:

Description of *existing* materials and finishes:

Mostly dark-brown timber framed windows with a mixture of single and double glazed units. Some white uPVC framed windows with double glazed units.

Description of *proposed* materials and finishes:

Dark grey polyester powder coated aluminium framed windows and rooflights with double glazed units.

### OTHER - description:

Type of other material: RW goods, fascias, soffits, etc.

Description of *existing* materials and finishes:

Black uPVC rainwater goods.  
Black painted timber fascias, soffits and barge boards.

Description of *proposed* materials and finishes:

Black uPVC rainwater goods, fascias, soffits and barge boards.

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:

See drawings:  
P06 101 Rev A  
P06 Z01 Rev A  
See also the accompanying 'P06 Design Statement'.

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	5	5	0

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

See drawings:  
P06-E002  
P06-E003

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

## 12. Assessment of Flood Risk

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake  
☒ Soakaway ☐ Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

## 14. Existing Use

Please describe the current use of the site:

A 4-bedroom detached house.

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

## 15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

## 17. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

## 19. Employment

No Employment details were submitted for this application

## 20. Hours of Opening

No Hours of Opening details were submitted for this application

## 21. Site Area

What is the site area?

968.00

sq.metres

## 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

### A. Toxic substances

Amount held on site

Tonne(s)

### B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

### C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

## 24. 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)

24. Site Visit

☐ The agent    ☒ The applicant    ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A  
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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:  First name:  Surname:

Person role:  Declaration date:  ☒ Declaration made

26. 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