



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. Site Address

Number	35
Suffix	
Property name	
Address line 1	Eley Way
Address line 2	
Address line 3	
Town/city	Chapel-En-Le-Frith
Postcode	SK23 0UH

Description of site location must be completed if postcode is not known:

Easting (x)	405684
Northing (y)	379744

Description	
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2. Applicant Details

Title	Mr
First name	Chris
Surname	Todd
Company name	
Address line 1	35 Eley Way
Address line 2	
Address line 3	
Town/city	Chapel-En-Le-Frith
Country	

2. Applicant Details

Postcode

SK230UH

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

We are looking to convert our integral garage into a playroom. We intend to remove the garage door and brick up with a new window to match the existing house. We have had permission from Seddon Homes on the basis we obtain planning permission. There will be no issue with parking as we can still park 2 cars on the drive and have the opportunity to create another double drive for 2 more cars.

We will create a small opening to connect the garage to the kitchen through the internal wall.

The garage will be completed and complying with Building Regs

Has the work already been started without consent?

☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used externally?☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Facing brickwork is darlstone Walling - Buff Black Pitched
Description of proposed materials and finishes:	Facing brickwork is darlstone Walling - Buff Black Pitched

Windows	
Description of existing materials and finishes (optional):	UPVC White
Description of proposed materials and finishes:	UPVC white to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?☐ Yes ☒ No

6. 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

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. 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?

- ☐ The agent
☒ The applicant
☐ Other person

10. 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

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Further to the information supplied to us for the proposed garage conversion we can confirm that under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, planning permission is required because:

- A condition outlined on the planning permission for the whole housing development states the following:

"10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that order), the car parking spaces/garages shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property without the grant of further specific planning permission from the Local Planning Authority."

Thus, as the condition restricts the change of use of the garage, planning permission will be required.

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Chris
Surname	Todd
Declaration date (DD/MM/YYYY)	12/02/2021

☒ 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 (cannot be pre-application)	12/02/2021
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