



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	191
Suffix	
Property name	
Address line 1	Macclesfield Road
Address line 2	
Address line 3	
Town/city	Whaley Bridge
Postcode	SK23 7DR

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

Easting (x)	400432
Northing (y)	380575

Description	
-------------	--

2. Applicant Details

Title	Mrs
First name	Mel
Surname	Dyer
Company name	
Address line 1	191
Address line 2	Macclesfield Road
Address line 3	
Town/city	Whaley Bridge
Country	

2. Applicant Details

Postcode

SK23 7DR

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:

This is a retrospective and resubmitted planning application following refusal of our original application in Nov 2020 and conversation with the planning team to establish what changes could be made to resolve the issues raised in that refusal.

Myself and my husband have built an outdoor timber frame climbing wall immediately adjacent to the retaining wall in our lower back garden. It allows us to train for climbing in all weathers in safe conditions and was built during the first Covid-19 lockdown in spring/summer 2020. A combination of the Covid-19 pandemic closing commercial climbing walls and the arrival of our first daughter in March 2020 meant we wanted a home climbing wall to train on without having to travel or rely on indoor leisure facilities which have been closed for much of the past year.

Our garden is on two levels, a patio area at the back of the house with 2 sets of steps taking you down to a lower level. The house and patio are built on top of a 2.5m high gabion retaining wall faced with stone, with a 1.05m high wooden fence above it to prevent falls from the patio into the lower garden.

The existing structure is 6m wide, 3.53m tall and snug against the retaining wall. It is made of 6 upright timber posts concreted into the ground with a timber frame built onto these giving a 10 degree overhang. The base of the timber frame is 120mm x 6000mm. The height of the timber frame is 3530mm, the same height as the existing retaining wall and fence above it. The structure cannot be seen from Macclesfield Road outside our house, however you can see the roof from further uphill on Macclesfield Road.

Exterior ply sheeting, with a grid of t-nuts (which allow climbing holds to be attached and moved around to create new climbs) has been fixed to the frame. Currently the ply face of the wall has been painted green and blue and a pent roof using green onduline corrugated sheets added to the top of the wall. A mini flo gutter runs along the front edge and western edge of the roof that leads to a large water butt. The collected rainwater is then used in our garden and to top up our pond.

Following feedback from the High Peak Planning Team after our original application and refusal, we propose several changes to address the issues raised and we hope, make the structure more in keeping with the area. Firstly, we would be happy to re-paint the structure in more muted colour(s) which are viewed as more in keeping. We suggest the same grey used on our fence panels or muted browns which would blend with local building materials but are happy to work with the planning team to identify their exact requirements. Secondly, we understand there are concerns with the corrugated material used for the roof, so we propose replacing this with a flat roof, covered with grey shed roof felt which again we hope will be more in keeping with the local area, more closely matching existing house and shed roofs nearby.

Has the work already been started without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

28/03/2020

Has the work already been completed without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

12/07/2020

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

5. Materials

Description of existing materials and finishes (optional):	18mm exterior ply sheets, currently painted blue and green
Description of proposed materials and finishes:	18mm exterior ply sheets, which we propose to repaint them a more muted colour which blends in better with the local area following advice from the planning department. We suggest grey (the same colour as the existing fence panels in our garden) or a muted brown/combination of browns (see elevation diagrams) or green(s). We are happy to follow advice from the planning team on what new colour scheme to adopt.

Roof	
Description of existing materials and finishes (optional):	Green corrugated onduline roof sheets
Description of proposed materials and finishes:	Replacement of corrugated roof with a flat (ply) roof covered with a standard grey shed roof felt.

Other Timber frame	
Description of existing materials and finishes (optional):	Tannalised 2x4 timber frame
Description of proposed materials and finishes:	No changes proposed as we have not been made aware of any issues with this element of the structure. If there are any issues, we would happily discuss them however.

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

If Yes, please state references for the plans, drawings and/or design and access statement

See proposed changes on the submitted drawings AP-0001

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?

9. Site Visit

- ☐ 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

During a phone call with Jane, she explained that the main issues with our previous application which resulted in refusal were the colour of the wall and look of the corrugated roof material used, both of which stood out in the local area against the typical building materials used. We discussed making these elements of the structure more sympathetic to the local area by changing the colour to make it more muted and making the roof flat and grey to blend in with the surrounding houses. Jane was positive about these suggestions and advised if we were willing to make these changes that we should include them in a re-submission.

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	Mrs
First name	Mel
Surname	Dyer

12. Ownership Certificates and Agricultural Land Declaration

Declaration date (DD/MM/YYYY) 02/03/2021

☒ 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) 02/03/2021