



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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	32
Suffix	
Property Name	
Address Line 1	Ferneydale Avenue
Address Line 2	Harpur Hill
Address Line 3	Derbyshire
Town/city	Buxton
Postcode	SK17 9LW

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

Easting (x)	Northing (y)
406170	371674
Description	

Applicant Details

Name/Company

Title

Mr

First name

Leonard

Surname

Cseh

Company Name

Address

Address line 1

32 Ferneydale Avenue

Address line 2

Harpur Hill

Address line 3

Town/City

Buxton

Country

United Kingdom

Postcode

SK179LW

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Crossing the footpath and grass verge directly outside 32 Ferneydale Avenue to create a drive to the lowered kerb. Please note that approval has been sought and granted from Derbyshire County Council (approved by Craig Peach on Mon 18.07.22) to create the dropped kerb

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)

18/07/2022

Has the work already been completed without consent?

☐ Yes

☒ No

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)

Type:

Vehicle access and hard standing

Existing materials and finishes:

membrane. limestone subbase. bricks to 2 sides to form border.

Proposed materials and finishes:

20mm dense base course macadam at an average consolidated thickness of 60mm. dense granite wearing course macadam at an average consolidated thickness of 30mm.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Please refer to supporting document TQRQM22227095207740-1 (Amended 05.09.22) which shows the domestic curtilage that O own and the immediate area outside my property (identified in red), the highway owned by DCC. This is as advised by the planning dept.

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

This will remove 2 cars (my car and my wife's car) from being parked on the road and allowed to park on my property on a newly created drive

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

HPK/2022/0338

Date (must be pre-application submission)

05/07/2022

Details of the pre-application advice received

Good Afternoon,

The red outline needs to be around your domestic curtilage and any other pieces of land included in the proposal, whether you own them or not.

As you do not own the land you need to amend the Ownership Certificate on the application from Certificate A to Certificate B and include the details of DCC.

Kind regards

James Burnett

Planning Support

Street Naming & Numbering

Staffordshire Moorlands District Council & High Peak Borough Council

Planning@staffsmoorlands.gov.uk

Planning@highpeak.gov.uk

addresses@highpeak.gov.uk

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.

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?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Road outside property

Number:

32

Suffix:**Address line 1:**

Ferneydale Avenue

Address Line 2:**Town/City:**

Buxton

Postcode:

SK179LW

Date notice served (DD/MM/YYYY):

12/07/2022

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

Mr

First Name

Leonard

Surname

Cseh

Declaration Date

05/09/2022

☒ Declaration made**Declaration**

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Leonardc Cseh

Date

05/09/2022

Amendments Summary

I have amended the application from form A to Form B to indicate my property that I own and the land that is owned by DCC to show the area that I need to cross in order to lower the kerb. Please note that verbal permission was granted by Craig Peach from DCC previously.