



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	12
Suffix	
Property Name	
Address Line 1	Arundel Grange
Address Line 2	Simmondley
Address Line 3	Derbyshire
Town/city	Glossop
Postcode	SK13 6UP

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

Easting (x)	Northings (y)
402323	393997
Description	

Applicant Details

Name/Company

Title

Mr.

First name

G.

Surname

Singleton

Company Name

Address

Address line 1

12 Arundel Grange

Address line 2

Simmondley

Address line 3

Town/City

Glossop

County

Derbyshire

Country

Postcode

SK13 6UP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Conversion of existing integral Garage to habitable accommodation with new bay window to former vehicular door opening; formation of new Draught Lobby to front elevation.

Has the work already been started 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:

Walls

Existing materials and finishes:

Brickwork

Proposed materials and finishes:

Brickwork to match existing

Type:

Doors

Existing materials and finishes:

White uPVC

Proposed materials and finishes:

White uPVC to match existing

Type:

Windows

Existing materials and finishes:

White uPVC

Proposed materials and finishes:

White uPVC to match existing

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

2307 01 Existing Plans Elevs 50 A1
2307 31 Proposed Plans Elevs 50 A1
2307 500 Existing Site Plan A4
2307 500 Proposed Site Plan A4
2307 1250 Site Loc Plan A4

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

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
- ☐ No

If Yes, please describe:

The Garage is to be converted with the addition of the bay window and would represent the loss of one parking space, however works in the Garage by a previous owner have rendered the Garage inaccessible for vehicles. 1no. 2.4 x 5.5m parking space exists on the driveway, the location of 2no. proposed 2.4 x 5.5m parking spaces commensurate with a 4-bedroom property are identified on the proposed site plan.

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Ref No: PD/2023/0020

Date (must be pre-application submission)

28/03/2023

Details of the pre-application advice received

Dear Mr Geoff Singleton

Householder Planning Enquiry – Ref No: PD/2023/0020 - Conversion of existing integral garage to habitable accommodation and formation of draught lobby. at 12 Arundel Grange, Simmondley Glossop

Thank you for your recent request regarding the need for planning permission for the above proposed development.

Proposed garage conversion

Further to the information supplied to us for the proposed development we can confirm that under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, planning permission is required under Class A, Part 1, Schedule 2.

(e)the enlarged part of the dwellinghouse would extend beyond a wall which – (i) forms the principle elevation of the original dwellinghouse.

In the plans provided a bay style window is proposed for the garage conversion. This window will therefore projection beyond the principle elevation of the original dwelling house.

Should the window be flush with the front elevation, and the materials used match those of the existing house then planning permission would not be required.

Proposed draught lobby

Further to the information supplied to us for the proposed development we can confirm that under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, planning permission is not required under Class D, Part 1, Schedule 2.

Please note this letter constitutes the informal view of the Council and is based on the information you have supplied. This enquiry does not constitute an application for a Lawful Development Certificate for a proposed development under section 191 of the Town and Country Planning Act 1990.

In addition to the above you may require building regulations for your proposed development therefore you should contact the Councils Building Control Section to check at buildingcontrol@highpeak.gov.uk or alternatively more information can be found on the Councils website.

Yours sincerely

Rachel Robinson
Trainee Planning Officer

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

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

Richard

Surname

Grundy

Declaration Date

29/03/2023

☒ 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

Richard Grundy

Date

29/03/2023