



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

Suffix

Property Name

Branksome Cottage

Address Line 1

Gadley Lane

Address Line 2

Address Line 3

Derbyshire

Town/city

Buxton

Postcode

SK17 6UY

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

Easting (x)

404839

Northing (y)

373346

Description

Applicant Details

Name/Company

Title

Mr

First name

Keith

Surname

Ryder

Company Name

Address

Address line 1

27 Hardwick Square South

Address line 2

Address line 3

Town/City

Buxton

County

Country

United Kingdom

Postcode

SK17 6QA

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

New Roof:

Strip slates and laths. Felt. Fit new tannilised laths. Re-slate - reusing any undamaged existing slates: any 'new' (reclaimed) slates used to match existing. Supply and fit new lead round chimney stack. Remove damaged bricks off chimney stack. Re-fit matching new bricks.

Renovate and repaint guttering, eaves barge boards and soffits - matching existing colour.

Decking:

Replace existing wooden decking, steps and balustrade with composite decking, steps and balustrade. Existing decking 4.2m x 5.1m. Proposed decking 11.2m x 3m.

Door /Window:

Replace existing wooden rear window with wooden French doors 1.2m wide x 2.3m high.

Pointing:

Remove existing cement pointing and replace with lime mortar.

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:

Roof

Existing materials and finishes:

Roof: Slate tiles. Chimney: red engineering bricks. Iron guttering and downpipes. Wooden eaves, barge boards and soffits painted dark green.

Proposed materials and finishes:

Roof: Reusing existing slates where possible - Matching any 'new' (reclaimed) slates to existing. Chimney: matching existing red bricks.
Guttering, downpipes, bargeboards and soffits - Original paint colours matched.

Type:

Other

Other (please specify):

Deck

Existing materials and finishes:

Decking, balustrade and steps: soft wood unstained.

Proposed materials and finishes:

Decking, balustrade and steps: composite material - wood effect - light wood colour.

Type:

Doors

Existing materials and finishes:

Window: 2 single-glazed non-opening panes - wooden frame painted white.

Proposed materials and finishes:

French doors: double-glazed panes, wooden frame. Bottom third of doors with solid wooden panel - all painted white. Small fanlight above.
Dressed stone surround to match other openings.

Type:

Walls

Existing materials and finishes:

Concrete mortar.

Proposed materials and finishes:

Lime mortar.

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

Branksome Cottage Location Plan
Branksome Cottage Site Plan
Branksome Cottage Side Elevations
Branksome Cottage Existing Rear Elevation
Branksome Cottage Proposed Rear Elevation
Branksome Cottage Floor Plans
Photo of Rear Elevation
Photo of Side Elevation
Photo of Side Elevation of existing decking

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Branksome Cottage Site Plan

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

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

Surname

***** REDACTED *****

Reference

BZWMXGJT

Date (must be pre-application submission)

14/03/2023

Details of the pre-application advice received

Not yet received - we just wanted to get the roof work underway as quickly as possible as it has some holes in it and the guttering/downpipes are leaking and causing damage. Also, the existing deck is rotten in some places. Our plans have been reduced and revised since preplanning advice sought.

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

Keith

Surname

Ryder

Declaration Date

24/05/2023

☒ 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

Keith Ryder

Date

24/05/2023

Amendments Summary

Certificate A of ownership completed.

