



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	19
Suffix	
Property Name	
Address Line 1	Grange Road
Address Line 2	
Address Line 3	Derbyshire
Town/city	Buxton
Postcode	SK17 6NH

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

Easting (x)	Northings (y)
406039	373121
Description	

Applicant Details

Name/Company

Title

First name

Anthony

Surname

Sotheran

Company Name

Address

Address line 1

19 Grange Road

Address line 2

Address line 3

Town/City

Buxton

County

Country

United Kingdom

Postcode

SK176NH

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

Demolition of existing single garage and shed to the side and rear of property.
Erection of new double garage to the rear of the property with gravel driveway.

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:

White rendered finish

Proposed materials and finishes:

White rendered finish

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

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

Existing Garage Plan View
Proposed Garage Plan View

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

- ☒ Yes
☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Existing Garage Plan View
T1
T2

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PAD/2023/0013

Date (must be pre-application submission)

02/05/2023

Details of the pre-application advice received

The below has been shortened to core advice-

The principle of a new garage will be supported given that the proposed structure would be contained within the existing domestic curtilage on a site that is not constrained by any statutory designation (e.g. conservation area). The key planning issues that would be considered by Officers if a planning application is submitted will be (i) Design, Character and Appearance (ii) Amenity (iii) Highway Safety. I discuss each point in turn below, having regard to relevant local and national planning policies and relevant supplementary design guidance.

Design, Character and Appearance

The proposed garage is sited in an appropriate location to the rear of the house, thereby being subordinate with regards to its siting. It is also shown to be of a modest scale and height that reads as an ancillary and subordinate outbuilding, in accordance with supplementary guidance. I would advise that the garage would benefit in design terms to read as a simple rectangular structure, rather than an ‘L’ shape, as in my view this reads as neither one thing or another (i.e. it is not clear whether this garage is designed to be a single or a double garage). If it is a double garage, then the garage should be a simple rectangle with two equal symmetrical garage doors. If it is a single garage, the width of the garage should be recessed accordingly. The proposed garage is shown to be render, which based on a review of Google Street View, would match the existing house, again in line with supplementary guidance. In summary, I would advise that subject to minor changes to the footprint and possible the front elevation of the garage, this would likely be supported in design terms.

The proposed garage would be sited at the very far end of the existing garage approximately 1m from the boundary. Without the benefit of a site visit and formal plans it is not possible to categorically rule out any potential issues regarding any overbearing impacts on neighbouring properties including their gardens. However, based on aerial satellite imagery and the draft plans submitted, I would be confident the proposed garage of the scale and height proposed would be unlikely to result in any adverse harm to neighbouring residential amenity.

Highway Safety

mmodatedLP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily acco within the existing highway network. Paragraph 110 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. In order to be acceptable by modern standards, a single garage should have minimum dimensions of 3m x 6m. Notwithstanding minor points relating to the design and appearance of the proposed garage, I would anticipate that matters relating to highway safety can easily be addressed.

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

First Name

Surname

Sotheran

Declaration Date

15/05/2023

☒ 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

Anthony Sotheran

Date

15/05/2023

Amendments Summary

The changes are listed below-

- 1- Changed all documents to PDF
- 2- Updated ownership certificate
- 3- Added existing elevation
- 4- Added proposed elevation
- 5- Added existing floor plans
- 6- Added proposed floor plans
- 7- Added existing site map
- 8- Added proposed site plan that contains-
 - North direction
 - Scale 1:500
 - Tree types, size
 - Extent of hard surfaces.
 - There is no changes to the existing boundary walls, hedges.