



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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Andy

Surname

Laver

Company Name

Address

Address line 1

20 White Knowle Road

Address line 2

Address line 3

Town/City

Buxton

County

Country

United Kingdom

Postcode

SK17 9NH

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

Installation of a Shed forward of the property on the front garden, behind the hedge, screening the garden from the public highway

The shed dimensions are 12 ft width (along the hedge bordering the street, by 8ft depth, from the hedge to the front elevation of the property. The Pent roof Shed is made of high quality Scandinavian softwood which has toughened safety glass windows with PVC sills facing the front elevation of the property and the entrance opening from the side on to the drive via a short timber ramp to overcome the height difference of approximately a 3" kerb from the drive to the lawn and a further 2" from the lawn to the shed.

The Pent roof is sloped down towards the hedge and is covered with roofing felt. The rear elevation of the shed is 1913 mm and currently exceeds the height of the hedge at the front of the property by approximately 6 inches. The shed is largely invisible from the far side of the street (directly opposite) and will become fully hidden by the end of the summer.

The highest point of the roof, closest to the front elevation of the property, is 2028mm. At the highest point the shed currently exceeds the height of the laurel hedge between our property and number 22 by approximately 6 inches. This will reduce to (possibly) 2-4 inches this year, and the hedge could be at shed height within 1-2 years.

On the other end of the shed, closest to the driveway, the shed exceeds the height of the lower hedge by approximately 2 feet 6 inches. This hedge extends approximately half way along the shed, to the doorway. The shed is thus screened from neighbours and the passing public with pre-existing mature hedging on 3 sides.

To minimise any impact for us, neighbours and people walking along the pavement from London Road towards the end of White Knowle Road (the only direction pedestrians can see the shed, as they pass the driveways of numbers 18 and 20 White Knowle Road), we have painted the shed a matt forest green colour to blend in with the hedging.

There is an outdoor light fixed above the entrance to the shed. This is not movement or timer activated, but is powered by a manual switch fed by cable from the house, when lighting is required on entry.

The shed is for storage. It has been placed in the front garden, as the rear garden, which is completely enclosed by walls and fences, has mature borders to three sides and a patio, which extends behind the rear elevation. We have two dogs and this is the only suitable area for them to access for toilet and exercise purposes.

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)

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)

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:

Proposed materials and finishes:

Scandinavian softwood

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Scandinavian softwood, Felt

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Toughened safety glass with PVC sills

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Scandinavian softwood

Type:

Lighting

Existing materials and finishes:

Proposed materials and finishes:

1x External = GoodHome Callisto Fixed Matt Dark grey Mains-powered Integrated LED Outdoor Wall light 900lm

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:

Cuprinol Forest Green Wood Paint

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

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

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

Andy

Surname

Laver

Declaration Date

11/06/2023

☒ 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

Andy Laver

Date

16/07/2023

Amendments Summary

Per your letter of 20/06/2023 Ref: - HPK/20230237 , The below application has been amended to 1. Revise the location plan, 2. Add a Site plan and 3. Add a scale elevation of the shed. Please Advise if you require anything further.