



High Peak Borough Council

working for our community

Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

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

Dean

Surname

Hogg

Company Name

Address

Address line 1

West Mount

Address line 2

Longlands Road

Address line 3

Town/City

New Mills

County

Country

United Kingdom

Postcode

sk22 3bl

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 half of the garage to create off street parking and the replacement of Timber Sash Windows with UPVC Windows.

Has the work already been started without consent?

☐ Yes

☒ No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The property currently has a none original freestanding garage, the proposal is create off street parking installing an electrical charge port by reducing the size of the garage by 50%.

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:

Windows

Existing materials and finishes:

Painted Timber

Proposed materials and finishes:

UPVC painted to match existing and retain character

Type:

Vehicle access and hard standing

Existing materials and finishes:

None

Proposed materials and finishes:

Tarmac , to match neighbors

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

Please see Support Design and Access Heritage Statement

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:

Drawing No.3

Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes

☐ No

If Yes, please describe:

There is currently no off street parking for this property as the existing garage is too small to fit a modern car in.

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

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

PAD/2023/0003

Date (must be pre-application submission)

17/01/2023

Details of the pre-application advice received

Please accept my sincere apologies for not responding to you before today's date. Unfortunately due to a severe shortage of staff and a high caseload of applications, appeals and other enquiries, we have to prioritise applications that have a legal statutory timeframe over pre-application enquiries which is resulting in unfortunate delays.

With regards to your enquiry, I can confirm that the site lies within a Conservation Officer that is covered by an Article 4 Direction which essentially removes permitted development rights for domestic properties. This includes replacing window frames (like for like) of a similar material.

As such, planning permission would be required to replace the windows on this property. The sole consideration for whether a proposal would be acceptable is the impact on the character and appearance of the dwelling and the wider setting of the Conservation Area, having regard to Local Plan Policies S1, EQ6 and EQ7, relevant national planning policies under Chapter 16 of the NPPF, underpinned by Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

An application would need to be accompanied by the following documents and plans, together with Application Fee of £206.00:

1. Location Plan (1:1250)
2. Site Plan (1:500)
3. Existing and Proposed Elevations (1:50 or 1:100)
4. Section drawings showing joinery details/openings (1:10 or 1:20)
5. Technical Specification from manufacturer of window frames (material, colour etc.)

If the proposed details show that the character and appearance of the dwelling and wider setting of the Conservation Area would be preserved, or enhanced, then it is likely that the Council will look favourably upon such an application.

I trust the above is useful and I apologise once again for the delays in responding to your enquiry.

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

Dean

Surname

Hogg

Declaration Date

30/06/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning & demolition in a conservation area 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

Dean Hogg

Date

17/07/2023