



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	1
Suffix	
Property Name	Denton House
Address Line 1	Fairfield Road
Address Line 2	
Address Line 3	Derbyshire
Town/city	Buxton
Postcode	SK17 7DL

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

Easting (x)	Northing (y)
406435	373666
Description	

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Kenworthy

Company Name

Address

Address line 1

Midland Villa

Address line 2

Fairfield Road

Address line 3

Town/City

Buxton

County

Country

Postcode

SK17 7DL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

a) Removal of existing Upvc conservatory and replacement with a single storey masonry extension to match the existing property with a slate roof containing Velux or similar roof lights. Addition of a window to the rear elevation (East) for the provision of natural light into the Kitchen. Relocation of drains and soil vent pipe as required to facilitate the works.

b) Rebuilding of the existing dormer bedroom on the rear elevation to correct the inadequate height of the ceiling, replace the sunken and leaking roof and to add adequate rainwater goods to drains along with fitting compliant window for building regulations to allow emergency escape. The construction is currently timber and has no insulation and it is intended to construct the revised dormer using traditional cavity wall construction to current building Regs and increase the slope of the poorly draining existing roof to prevent water ingress. The roof height will remain substantially below the main house ridge

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:

conservatory has rendered block to 1.5m above ground, the rest of the construction is Upvc dormer is timber frame covered with exterior plywood and clad with blue slate

Proposed materials and finishes:

extension to have insulated cavity walls with the outer dense block dashed with 6mm limestone to match the main property dormer to have insulated cavity walls finished with a neutral (mushroom or similar) colour render

Type:

Roof

Existing materials and finishes:

conservatory has a pitched roof consisting of a Upvc frame and polycarbonate translucent sheets dormer has timber joists covered with plywood and finished with mineral felt. There is a very small fall to the rear of the roof and no rainwater goods are fitted

Proposed materials and finishes:

extension will have a monopitch roof with Marley slates suitable for the 15 degree pitch. Roof to be fitted with 2 Velux or similar roof windows. Dormer roof construction to be similar to existing but with a greater fall for drainage, increased joist size to avoid sagging, green mineral felt or full polymer coating for extended life and protection from water ingress and the roof will have rainwater goods fitted to drainage

Type:

Windows

Existing materials and finishes:

conservatory has white Upvc double glazed windows dormer has a single timber framed single glazed window with a top opening

Proposed materials and finishes:

extension to have roof windows only with full weather kits dormer to have white Upvc double glazed sash window to match 3 already replaced units in the main property The new kitchen window will be white Upvc to match

Type:

Doors

Existing materials and finishes:

conservatory is fitted with white glazed double doors

Proposed materials and finishes:

extension will be fitted with a single solid or part obscure glazed standard external door with security furniture

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

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 *****

JMTDXTTT

Date (must be pre-application submission)

02/03/2023

Details of the pre-application advice received

Advice was given that suggested the proposals would be considered as permitted development and determined by a planning officer rather than committee. The original plans showed the dormer bedroom within 0.2m of the eaves which clearly would require planning approval and the plans were amended before submitting an application for a lawful certificate on the 27th June 2023 (HPK/2023/0260).

I was informed by email from Nicole Quinn, the officer assigned to determine the application, that if determined it would be refused due to exceeding a dimension on the ground floor extension. I replied by email expressing my disappointment having sought advice and instructed the application to be withdrawn. This whole process has taken close to 6 months and has now resulted in the requirement to submit a householder application at additional cost and with what could now be a further 8 weeks to determine. There is a family of 6 living in the property and the poor construction of both of the existing additions to the house pose significant issues going through winter

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

Ms

First Name

Vicky

Surname

Kenworthy

Declaration Date

17/08/2023

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Paul Kenworthy

Date

23/08/2023