



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

Lee

Surname

Morris

Company Name

Address

Address line 1

8 ferndale road

Address line 2

peak dale

Address line 3

Town/City

buxton

County

Derbyshire

Country

United Kingdom

Postcode

sk17 8ay

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Dropped kerb to the front of the property and tarmac over the grass verge to provide access to parking to the front of the property. The parking provided within the property boundaries will be in excess of two vehicle spaces at 11.8m x 6.1m

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:
Vehicle access and hard standing

Existing materials and finishes:
Tarmac pavement (grey) with grass verge to pavement edge

Proposed materials and finishes:
Section of grass verge between 22-26 square meter to be replaced with tarmac hard standing (grey, matching with the rest of the footpath) 5-6 kerb stones wide, lowered to road level, to provide parking access to the front of the property

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 property layout and proposed work scale drawing 1.100. Along with layout dimensions scale 1.100. The drawing shows the road and avenue layout with proposed dropped kerb and vehicle crossing hard standing replacing existing grass verge. The proposed works will be in line with the work already carried out on seven other neighbouring properties which makes the properties look generally tidier and in line with one another in layout. It will also make Ferndale road safer to turn out onto from Ferndale avenue due to an increased field of vision from the lack of parked cars on the corners of the road, and will also allow approaching vehicles attempting to turn into the avenue the freedom to turn without the obstruction of parked vehicles on the corners of the avenue/road like we have currently. The field of view up ferndale road from fenndale avenue will therefore be in excess of 200m in the northernly direction of the 30mph category C road. The current situation without the proposed dropped kerb has prevented bin lorries and the likes in the past from accessing the avenue, resulting in the full avenues waste bins from being emptied. It also gives us, as the property owners, the ability to park two vehicles off the C road or avenue, safely within the boundaries of the property and in full view from the front windows of the property for security, which will provide piece of mind for myself and my wife after our vehicles were stolen off the avenue last year.

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Dropped kerb to the front of the property off ferndale road. the grass verge between the pavement and kerb edge will be replaced with tarmac to provide vehicle access to the front of the property within the boundaries of the property, as seen on Property layout and proposed work scale drawing 1.100. Dimensions to be seen on the layout dimensions scale 1.100 drawing.

Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes

☐ No

If Yes, please describe:

dropped kerb to the front of the property off Ferndale road and grass verge between the pavement and kerb edge to be replaced with tarmac to provide vehicle access to the inner boundaries of the front of the property. This will also remove the cars currently parked on the road side of the property, out of the field of view for vehicles attempting to pull out of Ferndale avenue reducing the chance of a collision with unseen oncoming vehicles. This opens up the field of vision to in excess of 200m in the northern direction of the category C 30mph road.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Bank Road

Address Line 2:

Town/City:

Matlock

Postcode:

DE43SS

Date notice served (DD/MM/YYYY):

06/09/2023

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Lee

Surname

Morris

Declaration Date

16/09/2023

☒ 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

Lee Morris

Date

16/09/2023

Amendments Summary

Amended to reflect comments from HPBC via email on 13/9/23