



High Peak Borough Council

working for our community

Application for a Lawful Development Certificate for a Proposed Use or Development

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

Walsden

Address Line 1

Longlands Road

Address Line 2

Address Line 3

Derbyshire

Town/city

New Mills

Postcode

SK22 3BY

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

Easting (x)

399773

Northing (y)

385689

Description

Applicant Details

Name/Company

Title

Mr

First name

Ryland

Surname

Karlovich

Company Name

Address

Address line 1

Walsden

Address line 2

Longlands Road

Address line 3

New Mills

Town/City

High Peak

County

Derbyshire

Country

United Kingdom

Postcode

SK22 3BY

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

I am intending to carry out a part conversion of the detached garage located in the rear garden and visible on the plan. This is an existing building with a single storey, external dimensions 6.08m by 3.32m, internal dimensions 5.38m by 2.74m. The existing garage door, window facing the house, and door facing the house will be retained, however they are in poor condition and may be replaced with similar updated components with no change to building footprint or openings.

The proposed alteration consists of dividing the internal space with a stud wall parallel to the garage door and approximately 1.3m inside the room, where the part nearest the garage door remains as garage/storage space and the other part undergoes internal conversion (including damp proofing, plaster works, and decorating) to form a garden/hobby room featuring additional storage (cupboards to be fitted). The building already has an electrical supply including lighting and sockets, and the electrical fixtures will need to be updated internally to facilitate best use of the modified space. A standalone electric heater may need to be fitted in the room away from the garage door to provide warmth for occasional use.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
☒ No

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing garage is quite old, based on visual inspection, having been present for some decades already and is represented on the site plan. An Ordnance Survey map of the area from 1922 shows the house and an outbuilding in the place of the current garage, so an outbuilding has been present on this site since at least 1922. I expect the garage predates the introduction of permitted development and I am not sure which planning laws were applicable at the time it was built. However, it is a long established building on the property and I know of no complaints from neighbours about its presence. Therefore I believe the current building exists lawfully.

I believe the proposed alterations are lawful due to no material change of use occurring on the property. The building in its current state may be used for storage and other activities that might be expected to take place on the property (e.g. workshop, gym, hobbies), and may allow a car to be parked (with difficulty). The part conversion will afford more enjoyment of the property through the provision of more comfortable space that can be used as a hobby/garden/exercise room plus improved dry storage space. The garage in its current state is not clean or dry enough for this until these works are carried out. No part of the building will be used for sleeping, cooking, cleaning, or utilities - its use will continue to be linked to the enjoyment of the house. From my understanding of use classes, the house and garage currently fall under C3(a) and they would continue to do so (it will continue to be used solely by the occupants of the house).

Additionally, I believe this work is lawful due to the work being mostly internal with no changes to the building footprint, no material alterations to the building's exterior (apart from possible replacement of existing windows and doors with upgraded ones), and the work will not result in the creation of a separate house or residential unit.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

There are no documents relating to this property specifically, I have only relied on the published planning legislation, the Planning Portal guidance on garage conversions, and the interactive planning map from High Peak Borough council to establish that my proposal falls within permitted development rights, and the property is not subject to any restrictive planning controls which would prevent permitted development rights from being used.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

As highlighted through my other responses, I believe a Lawful Development Certificate should be granted because the proposal does not represent a change of use, the proposed works will not affect the building's footprint or appearance, no new houses/flats/residences of any sort will be created as a result of the alterations, and the nature of the alterations fall within permitted development rights.

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

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☒ Lessee
☐ Occupier
☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Ryland Karlovich

Date

30/09/2025