DEVELOPMENT SERVICES
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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

Broadoaks Cottage

Address Line 1

Pentrich Road

Address Line 2

Pentrich

Address Line 3

Derbyshire

Town/city

Ripley

Postcode

DE5 3RG

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

Easting (x)

439423

Northing (y)

353035

Description

Applicant Details

Name/Company

Title

First name

Richard

Surname

Clarke

Company Name

Address

Address line 1

Broadoaks Cottage Pentrich Road

Address line 2

Pentrich

Address line 3

Town/City

Ripley

County

Derbyshire

Country

Postcode

DE5 3RG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Anna

Surname

Manning

Company Name

Manning Holden Architects Limited

Address

Address line 1

44-46 Woolley Road

Address line 2

Address line 3

Town/City

Matlock

County

Country

GB

Postcode

DE4 3HU

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

The proposal comprises the demolition of the existing rendered garage and its replacement with a new stone-built garage. The new garage has been designed to accommodate one vehicle at ground floor level, together with a second vehicle below ground using a concealed vehicle lift. The garage also incorporates loft storage, accessed via an internal staircase, with two rooflights providing natural daylight.

The existing entrance gates from the B6016 will be replaced with wider gates, with approximately 1.4 metres of the existing boundary wall removed to improve vehicular access into the site. The existing driveway and landscaped areas will also be reconfigured to provide adequate turning space within the site, enabling vehicles to enter and leave in a forward gear, thereby improving highway safety.

Extending from the new garage will be a timber-framed covered walkway leading to a timber-framed car port. Both structures will have dual-pitched tiled roofs to match the existing porch. The car port will provide covered parking for a further vehicle and include facilities for electric vehicle charging.
The proposals also include a single-storey stone-built side extension with a flat roof, roof lantern and stone coping detail.

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:
Render (garage), Stone (house)

Proposed materials and finishes:
Stone to match

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

GE-PR-01, GE-PR-02

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
- [x] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] No

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

GP-PR-01 - Removal of approx. 1.4 m of boundary wall and new security gate.

Parking

Will the proposed works affect existing car parking arrangements?

- [x] Yes
- [ ] No

If Yes, please describe:

Yes. The proposal includes the replacement of the existing garage, the widening of the existing vehicular access, partial removal of the boundary wall, and the reconfiguration of the driveway and landscaped areas to improve vehicle manoeuvrability. This will allow vehicles to enter and leave the site in a forward gear, improving the functionality and safety of the existing parking arrangements.

Biodiversity net gain

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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? E.g. All the land is owned by a single individual

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] 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
- [x] The Agent

Title

Mrs

First Name

Anna

Surname

Manning

Declaration Date

15/07/2026

- [x] 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

Anna Manning

Date

15/07/2026