

High Peak Borough Council

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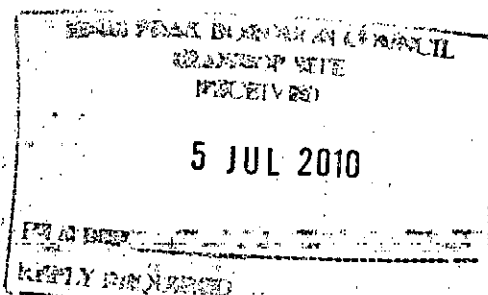
HPK/2010/0314

My Ref EP/P2069

Your Ref 2608/09

25 January 2010

Ascott Design
6th Floor, Goyt Mill
Upper Hibbert Lane
Marple
Stockport
SK6 7HX



Dear Paul

Proposed Dependant Relative Accommodation – 31 Cliffe Road, Glossop.

I refer to your letter dated 25th November 2009 in respect of the above proposal. I have now had a chance to look at the submitted details but would like to apologise for the delay in my reply.

Permission was granted for this domestic garage in 1987 and in the mid-1990s an extension to the garage was granted retrospectively.

Provided the accommodation you are seeking to provide is to be used as accommodation ancillary to the main dwelling, 31 Cliffe Road and not as a separate dwelling unit then the works are not considered in my opinion to constitute development requiring the benefit of planning permission.

However it would appear from the planning history of this site that there has been some dispute in the past over the extent of the residential curtilage of No. 31 Cliffe Road. You may therefore wish to consider making a formal application for a Certificate of Proposed Development to seek a formal decision from the Council on whether or not the proposal is permitted development.

I trust the above information is of assistance to you. Should you have any queries please do not hesitate to give me a call.

Yours sincerely


Mrs Elizabeth Pleasant
Principal Planning Officer
When calling please ask for Elizabeth Pleasant. Ext 3658

2608/3/09

Planning and Development Services
Municipal Buildings
Glossop
SK13 8AF

25/11/09

Fao Elisabeth Pleasant

My Ref 2608/09

Dear Sirs,

Re - Proposed dependant relative accommodation - 31 Cliffe Road Glossop

Further to my recent discussion with your North area planning officer Elisabeth Pleasant please find enclosed preliminary details of the above proposed development.

In particular I will be pleased if you would advise on whether or not planning permission is necessary for the proposal and if it is whether or not it will be considered by your Authority to be an acceptable form of development.

My clients, Mr and Mrs Burney, have recently bought the property which comprises of a detached bungalow with large gardens. There is a double detached garage to the rear of the property which they understand was constructed by previous owners some 16 years or so. The garage has a robust construction of stone and rendered block and has a slate pitched roof. The building lends itself well to conversion..

The proposal is to provide self contained accommodation for elderly dependant relatives of Mr and Mrs Burney comprising of lounge, bedroom, kitchen, dining, and en-suite facilities which can be accommodated within the fabric of the existing building. However, alterations will have to be made to the external elevations of the building in order to provide this accommodation with the exception of the boundary side elevation which can remain unaltered. There will be no need to extend the building in order to achieve this development and loss of the building for garaging will still leave ample parking space within the site including an existing integral garage in the bungalow.

The site can be inspected via passage through the side gates or if you consider an accompanied site inspection to be desirable please contact me on the above number. Also if you require any further information at this stage please give me a ring.

Yours sincerely,