Change of Use of Land to rear of 6 Cliffe Road Glossop

Proposal

The proposed development consist of the change of use of agricultural land to residential land, together with the building of a retaining wall, to the rear of an existing dwelling at the above address.

Reason for Proposal

The application is necessary following the grant of permission for a conservatory and kitchen extension to the rear of the house. The construction of these extensions would bring their outermost wall against the bank of land behind the house and would have obscured the lower panes of glass above cill level in the conservatory; and would have left barely enough space to open the new rear door on the kitchen extension. It would not have been possible to walk round the extension on land which either belonged to the applicant or was at the same level as the ground level around the remainder of the house.

The applicants have taken the step of firstly acquiring land from the owner of the adjoining field to create a space behind the new extensions. The new property boundary is now enclosed by a post and rail timber fence about 900mm high. A copy of the official register and title of this land is attached to the application. The applicant has also begun construction of a retaining wall to enclose a level area around the extensions and the back of the house. The minimum area of land for this purpose has been used.

Design

The total area of the development, that is the footprint of the retaining wall, and the patio, would be approximately 91 square metres. Of that area, approximately 52 square metres would be on land defined as Countryside on the High Peak Local Plan Proposals Map. It is to this area which the part of the application relating to a change of use applies.

The retaining wall would be approximately 5.4 metres away from the north end of the house and 6.8 metres away from the south end of the house, the wider part being where the conservatory and kitchen would project.

The retaining wall would be constructed in concrete blockwork laid on a 220mm bed. It would then be faced in natural stone with minimal mortar at the back of the joints to achieve a drystone wall effect. The applicant would like to replicate a similar rough coursed construction used on the retaining wall to Cliffe Road, near her house. The finished appearance of the wall would be entirely in keeping with the natural stone used on the house and those around it. The patio around the house and extension would be paved in natural stone, with gravel in places to form drainage. The site is within a Conservation Area, for which these materials would also be appropriate.

The proposed patio and retaining wall are required for the purely practical purpose of facilitating the approved conservatory and extension, and the intrusion into Countryside has been minimised, with agricultural fencing used for the boundary.