HPK/2010/0604

stamford wing
chartered surveyors & building consultants

**DESIGN AND ACCESS STATEMENT**

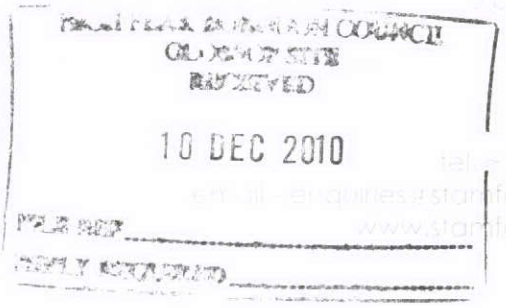
**Land Adjacent to:**

**8 Dinting Lane**

**Glossop**

**SK13 7GA**

**Outline planning application for two Dwellings**




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## 1.0 Introduction

1.1 The applicant wishes to develop a redundant piece of land to the East of 8 Dinting Lane. The site currently belongs to 12 Dinting Lane and was last used as a garden.

1.2 The site has been unused for a number of years and is now over grown and in poor condition.

## 2.0 Existing Site.

2.1 The site lies to the north east of 8 Dinting Lane and was last used as a garden to 12 Dinting Lane. The plot has been redundant for a number of years and currently contains a number of derelict outbuildings. The plot has a site area of approximately 0.03 Hectares.

2.2 The site is currently accessed by a made road which runs in front of the terrace block containing 8-12 Dinting Lane.

2.3 Ground levels increase to the North. A retaining wall structure has been constructed to the Northern boundary where levels continue to 18 Dinting Lane.

2.4 18 Dinting Lane forms a similar infill development with access direct onto the highway.

2.5 Beyond the eastern boundary is Lancashire Chemical Works.

2.6 The existing terrace block contains three dwellings and is two storey in construction. The properties are of traditional construction. Walls are of stone faced type with roofs of pitched stone and blue slate.

2.7 The site is situated within a mixed use area and is close to schools, employment areas, public transport links and Glossop town centre.

## 3.0 Proposed development

3.1 This is an outline application with some matters reserved. The application is to obtain consent for the general principal for development, siting and access.

3.2 The semi detached block is to be sited to the east of the plot. The dwellings are to face Dinting Lane and back onto Lancashire Chemical works.

3.3 The properties are to be two storey three bedroom type and are to follow the scale and mass of surrounding residential units. The properties contribute to the provision of affordable family housing within the area.

3.4 The scheme provides good separation to existing units and adequate privacy between habitable windows.

3.5 The site is to be accessed from an existing access to the rear/north of 12 Dinting Lane, this access currently serves a garage.

3.6 It is considered that the access conforms to the requirements of the highways officer with regard to turning, visibility splays and parking. The access does not affect the existing tract to the south of the adjacent terrace block.

3.7 The proposed siting of the semi detached block gives natural surveillance to the access.

## 4.0 Conclusion.

4.1 The proposal makes efficient use of the land which is currently poorly made, poorly maintained and contains a number of dilapidated structures.

4.2 The plot is to utilise an existing access with good visibility onto Dinting Lane.

4.3 The properties are to be two storey three bedroom type and are to follow the scale and mass of surrounding residential units. The properties contribute to the provision of affordable family housing within the area.