PLANMART

PLANMART ARCHITECTURAL DESIGN CONSULTANTS
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High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.
14.12.10.

Design and Access Statement: Proposed detached dwelling at 34 Simmondley New Road, Glossop.

The site was previously occupied by an unoccupied derelict bungalow which has been demolished to be replaced with a larger dormer bungalow, designed in consultation with High Peak Planning Dept. so as to ensure a development sympathetic with the surrounding properties and in line with current planning policy guidelines. Particular attention has been given to protection of amenity to the properties at the rear of the site, which are at a lower level. The new dwelling is deeper than the previous bungalow, consequently the base level is lower, but the eaves height is the same as the previous bungalow, thereby preventing any increase of overlooking issues. Windows to ground and first floor of the eastern elevation have been glazed in an obscure finish and are non opening so as to prevent any overlooking issues to the adjacent property. The overall height of the dwelling runs in line with the downhill adjacent property,s roofline, continuing the existing fall of Simmondley New Road as viewed from the frontage.
External finishing materials have been chosen to match that used and generally preferred in the Glossopdale area, given that Simmondley New Road is a mix of all types of finishes/design of houses and bungalows.
There is a new more central vehicle and pedestrian access, in line with requirements/recommendations of highways and the existing site entrance has been closed off.

This application is for a dwelling previously approved but with minor non material changes, it should be stated that on many occasions, local residents who live opposite and in the immediate vicinity have taken the trouble to give positive comment on the design of the new building and it,s undoubted positive impact on the value of the existing property in the area.

Yours Sincerely

M. Hambleton

Mr M Hambleton

Ref:2243