HPK/2011/0289

PLANMART

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02 JUN 2011

High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.

Design and Access statement: Proposed construction of detached dwelling on land behind No. 128 Sheffield Road, Glossop, SK13 8QU. Portal Application No. 1504199.

Site:
The site is part of the extended garden to No. 128 Sheffield Road, which is an end of row semi detached dwelling with Sheffield Rd to the North and Shirebrook Drive to the East. The southernmost part of the site is woodland with a river to the southern boundary, there are a number of protected trees within this woodland, none of which are affected by the development. The river is approx 45 metres from the proposed dwelling.

Proposal:
It is proposed to construct a 3 bedroomed detached dwelling, the nearest point of which will be 15.5 metres from the back of No 128 Sheffield Rd, the house will face east with a blank gable facing No. 128. The house will be virtually opposite and facing Shirebrook House, a similar exercise in which a new dwelling has been built in the extended garden of No. 134 Sheffield Road, although min separation distances are exceeded. The majority of the house will be screened from the view of the houses further down Sheffield Rd, No,s 126, 124, 122 etc. by the existing mature hedge along the western boundary to No. 128 being maintained.

Design:
The house will be either a stone or brick detached dwelling with conc tile roof matching generally, houses in the immediate locality. The site dictates a floor plan shape to allow movement of vehicles within the site which in turn produces a stepped elevation and varied roofline, this being a preferred option to a rectangular plan shape and a flat front fascade.

Access:
Access, both vehicular and pedestrian to the new house will be from a new crossover formed onto Shirebrook Drive, this land is currently owned by High Peak B.C. and an agreement has been reached by the applicant to purchase this land should planning permission be granted. The construction site is level to Shirebrook Drive.

Yours sincerely

Mr M Hambleton

Ref: 2384.