HPK/2011/0407

ASCOTT DESIGN

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Design and Access Statement

Ref 2608/4/11

31 AUG 2011

31 CLIFFE ROAD GLOSSOP
SK13 8NT

1 Proposal

To convert and existing domestic detached double garage into ancillary accommodation for dependant relatives of the applicant and in particular for his grand parents Mr and Mrs R Kirby. The present use of the garage for domestic storage and lawn mower housing will be transferred to the existing bungalow integral garage. The proposed conversion will include lounge, bedroom, kitchen/breakfast and bathroom facilities all of which can be accommodated within the existing fabric of the building which is suitable for conversion as indicated on the submitted plans .Ref 2608/1/11 Some small alterations will have to be made to the exterior of the building but most of the conversion can be achieved by making use of existing features and openings. Existing access, car parking and garden amenities will be shared together with mains services and drainage. They will live together as an extended family sharing the use of these facilities

2 Application Site

The application site comprises of a modern detached bungalow built in 1976.and there are other modern bungalows to each site of the property. It is located at a modest elevation above Cliffe Road and has direct vehicle access to a front car parking area and integral garage. A drive continues alongside the bungalow up to a double detached garage sited in the rear garden and which forms the basis of this planning application. The garage was built with planning permission and building regulation approval under references (Ref 025738) and (501751) in 1987 and approval subsequently granted to extend the building in 1997 under Ref (035941) A completion notice was also issued . The consents were conditional on the building being used ancillary to the main bungalow. A stamped approved plan of the time under reference 501751 shows the residential curtilage of the garage and bungalow marked in red. (see enclosure) Mr Burnie owns further land to the rear which is used partly as lawn and partly as landscaped woodland and which he maintains on a regular basis. This land is indicated in blue on the submitted OS location plan. Ref 2608/2/11 application.

3 Background

An application for a certificate of Lawfulness was submitted to High Peak BC under reference HPK/2010/0314 (see attachment) to convert the garage into dependant relative accommodation. This was subsequently refused on the grounds that planning permission would be required as it was considered that a material change of use would occur. (see enclosure) This determination followed a preliminary enquiry which seem to indicate the opposite.(see enclosure) However, for the avoidance of doubt I would confirm that the applicant Mr Burney will accept a conditional planning permission to ensure that the conversion will remain ancillary to the principle bungalow use of the site. Should it in the future no longer be required by his grandparents then the building will continue to be used incidental to living in the bungalow and for a games room, garden room, hobby room etc. Since the garage was first built and later extended the area close to it has been used for car parking, garden and patio partly enclosed with a low stone wall. More recently a green house and dog compound have been added.