HPK/2011/0464

REF- HPK/2011/0464

14/16 TOWN LANE
CHARLESWORTH
SK13 5HA.

LOGGED

JENNIFER HUNT.
19/9/11

Design and Access Statement for Householders in Conservation Areas

HIGH PEAK BOROUGH COUNCIL
CLERICAL SITE
RECEIVED
21 SEP 2011
FILE NO
REPLY REQUIRED

Town and Country Planning Act 1990.
Planning and Compulsory Purchase Act 2004.
Town and Country Planning(General Development Procedure)Order 1995

In conservation areas it is necessary to submit a design and access statement to show that any development within the curtilage of a dwelling is compatible with the design of the main dwelling and surrounding development.
This form is to provide the minimum information to demonstrate the acceptability of the design.

1 Describe the setting and design of the main dwelling, any other buildings in the curtilage and the surrounding development.

THE MAIN DWELLING IS TWO TERRACED STONE COTTAGES WHICH HAVE BEEN [illegible] THE REAR IS A LARGE GARDEN WITH VEHICULAR ACCESS ACHIEVED THROUGH AN ARCHWAY WHICH USED TO BE THE GROUND FLOOR OF 16 TOWN LANE. THE MAIN DWELLING IS A NATURAL STONE BUILT 1840'S PROPERTY WITH STONE AND SLATE ROOF. THE SURROUNDING PROPERTIES ARE MAINLY OF NATURAL STONE WITH ONE DWELLING TO THE REAR OF THE PROPERTY BEING OF RED BRICK AND ON SOME PROPERTIES RENDERED PAINTED WALLS.

2 Explain how the proposal relates to the main dwelling and to the other buildings in the area, the street scene. Give details of the proposed external materials, walls, roof, doors windows, any hard surfacing or hard standing. THE DOUBLE GARAGE IS TO BE BUILT IN NATURAL ROUGH COARSE STONE AS THE MAIN DWELLING WITH A SLATE ROOF, UPVC GARAGE DOOR, SIDE DOOR AND WINDOW. THE WINDOW IS TO BE LEADED THE SAME AS THE REAR OF THE MAIN DWELLING. THE HARD STANDING IS A HOT BASE WITH A COVERING OF PEA GRAVEL. THE GARAGE IS TO BE BUILT AT THE TOP LEFT OF THE REAR GARDEN. THIS IS TO MINIMISE ENGINE NOISE AND POSSIBLE LIGHT DISTURBANCE TO ADJOINING PROPERTIES. TO THE REAR OF THE PROPOSED GARAGE IN THE NEIGHBOURING GARDEN IS A HIGH HEDGE WHICH WILL BE ABOVE THE PROPOSED EAVES HEIGHT AND TO THE LEFT IN THE NEIGHBOURING GARDEN IS A MIX OF TALL SHRUBBERY WHICH IS ALREADY ABOVE RIDGE HEIGHT OF THE PROPOSED GARAGE. * CONTD SEE BELOW.

3 Explain any measures proposed to protect the amenity of neighbours.

THE SITE IS SHADY AND POOR FOR USE AS A GARDEN AS THERE IS LITTLE DIRECT SUNLIGHT MAKING IT THE MOST IDEAL POSITION FOR THE GARAGE. THE GARAGE IS TO BE BUILT IN NATURAL STONE TO MATCH THE SURROUNDING PROPERTIES AND WILL PROVIDE MUCH NEEDED OFF-ROAD PARKING.

4 Describe the existing access to the dwelling and any proposed changes to it.

ACCESS TO THE GARAGE IS THROUGH THE EXISTING ARCHWAY AND STRAIGHT INCLINE DRIVEWAY WHICH WIDENS AT THE TOP TO SUIT A DOUBLE GARAGE DOOR.

3. * CONTD. TO THE RIGHT OF THE GARAGE THERE IS 4 METRES OF OPEN SPACE AND THEN A STONE SHED OF HEIGHT JUST BELOW THE PROPOSED EAVES HEIGHT, THE GARAGE WILL ONLY BE FULLY VISIBLE BY NO. 12 TOWN LANE FROM THEIR UPSTAIRS REAR WINDOWS.

HIGH PEAK BOROUGH COUNCIL
POST ROOM
REC'D 21 SEP 2011