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DESIGN & ACCESS STATEMENT

16 April 2012

With regards to change Of use of part of existing dwelling to a holiday cottage

This planning application is for the change of use of the two storey section of this five bedroom dwelling into a holiday let. The accommodation will consist of an open plan kitchen, dining area and lounge at ground floor (currently the existing kitchen), and two bedrooms and bathroom at first floor (as existing layout). The remaining dwelling will have three bedrooms and two bathrooms (all existing), a lounge (existing) and the existing dining room will become a kitchen / dining area .
The reason for the application is that my clients, Mr & Mrs Culbert, are now living on their own in the property, since other family members have left home. The dwelling is now far to large for them, however they do not want to leave the property or the area.
What is therefore proposed is to use part of the existing dwelling as a self contained holiday let, which will remain in their ownership / control and they will let to tourists / visitors to the High Peak on a short term basis (maximum 28 day stay). They will run this holiday let business to help their income and enable them to continue living at this location. It will also provide tourist accommodation for visitors to the High Peak

Access

Vehicle access to the new holiday cottage would be via the existing vehicle access from Ladypit Road, to the south east of the site.

The existing dwelling currently has three carparking spaces. One of these is to be allocated to the occupiers of the holiday let.

No alterations to the existing layout is necessary and no changes are to be made.

Design

The existing building is constructed in natural stone to all external walls and natural blue slate to roof areas, with timber doors and timber window frames. No external alterations are necessary and no changes are to be made.

Visually the property will remain the same.

John F Lomas