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PLANMART

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High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.
24.4.2012.

Design and Access Statement: Proposed detached dwelling on land behind No. 25 Dinting Lane, Glossop.

The site is situated adjacent open countryside, behind dwellings fronting onto Dinting Lane, it is within the built up area boundary, is not within a conservation area and there is no article four designation. The land is currently vacant save for a small portion towards the industrial estate which is used for garaging and a garden area, and is accessed by an existing driveway leading from the industrial estate adjacent the existing houses, this access has been used as a right of way to the garden area under license from High Peak Borough Council by the owners of No. 13 Dinting Lane since 1970.
No. 13 Dinting Lane was sold in September 2011 at which time permission to use the land referred to as a garden was withdrawn by the landowner. As shown on the application details it is proposed to retain use of this existing access to serve the new dwelling.
The existing access from Dinting Lane shown edged blue will be separated from the application site by a 1.8m high fence and retained by the landowner.
The dwelling has been designed to match existing adjacent dwellings using stone walls with quoins, a tiled roof and doors and windows of a traditional design.
Water butts and solar panels will be utilised to promote sustainability in accordance with National Planning Policy Framework 2012.

Mr M Hambleton

Ref: 2377.