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DESIGN STATEMENT RELATING TO THE PROPOSED CONSERVATORY AND REGULARISED GARDEN USE AT 21 KNOWLES CRESCENT, BUXTON

The existing bungalows at Knowles Crescent in Fairfield, Buxton are former council properties, many of which, including this property, are now in private ownership. The property in question, number 21, sits in the corner of a group of bungalows as a semi detached property, overlooking open countryside beyond a large side garden.

The application itself, relates to the construction of a side conservatory extension to the property overlooking the large side garden, similar conservatory extensions have taken place to numerous properties in the area, including the next door neighbour. The proposal relating to the conservatory has, however, raised an issue with the garden space to the side, which exists as part of the ownership boundary of the dwelling in question. Although sold as garden space to the previous owner in 2007 by the council, the land was formally open boundary space and as such, the current domestic usage requires regularised approval for domestic purposes to formalise the long standing garden use. The area in question is indicated by the hatched area within the ownership boundary – the area being roughly 215 m2.

From the ownership boundaries on the attached site plans, it is quite clear that this garden space formed no real purpose as open space, as it clearly was a break in what was always a continuous boundary line. It is with this in mind that the local authority sold this land for garden space to No. 21 and thereby reinstated the continuous boundary to the side. From the site appearance it is quite clear that this area has been in domestic garden use for a significant period of time. It is this use and legal ownership that this application now wishes to regularise in order to allow the development of the side conservatory.

The proposals in question have no impact on amenity of neighbouring properties, and seek to maximise what are very attractive views to the dwelling in question over their garden space and beyond, something this dwelling doesn't currently have through existing windows.