SJ DESIGN LTD

Design and Access Statement

Chez Ane, Whaley Bridge

November 2012

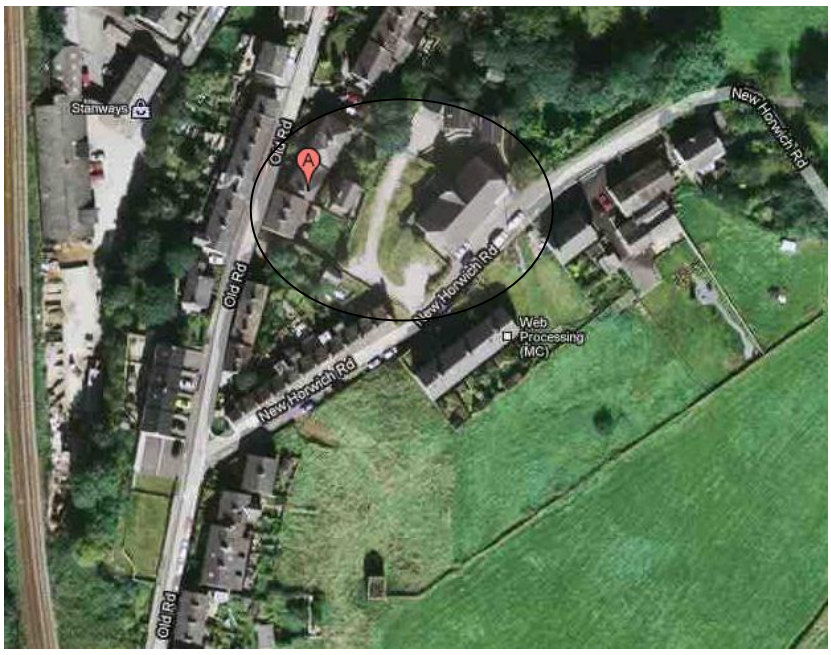


Figure 1-Aerial view showing location

- **Applicant**
  Mr & Mrs Thompson

- **Proposal**
  Full planning application for retrospective permission for modifications to the previously approved (HPK/2011/0136) new access road off New Horwich Road to serve Chez Ane.

- **Location**
  Chez Ane, Old Road, Whaley Bridge, High Peak SK23 7HS

- **Agent**
  Simon Jones
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Background
Chez Ane was constructed between August 2000 and October 2001 following planning consent (HPK/2000/038717) in February 2000 and lies within the Whaley Bridge Conservation Area.

Condition 2 of HPK/2000/038717 states: '*the sole means of vehicular access to the site shall be from Old Road'*. Condition 3 of that approval indicated works to be carried out to this vehicular access in order to satisfy Highway's requirements. These works were carried out in accordance with the consent.

Prior to the construction of Chez Ane, a new access road was formed from New Horwich Road to facilitate the construction of Chez Ane. This access road was constructed using crushed stone and extended from New Horwich Road to Chez Ane. This road has remained in place to date.

On 22nd April 2011 conditional approval was granted (HPK/2011/0136) for '*The retention and use of the dwelling (Chez Ane) without complying with Condition No. 2 of the planning permission HPK/038717'*. The conditions on this approval stated:

1. *'Within 3 months from the date of this approval a scheme to alter the vehicular access to New Horwich Road to provide 2.4m x maximum achievable visibility splays in either direction will be submitted in the form of a drawing to the Local Planning Authority for their approval.*

2. *Within 6 months of the Local Planning Authorities approval of a scheme that has been submitted to comply with condition No. 1 of this planning permission the access to New Horwich Road shall be altered, laid out, constructed and provided in full accordance with that approved scheme, with the area in advance of the visibility sightlines being maintained throughout the life of the access clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.*

3. *Any gates that are used or installed across the access to New Horwich Road shall open inwards only'.*

Subsequently, on 3rd August 2011, an application was refused (HPK/2011/0308) '*to remove Conditions 1 & 2 from application HPK/2011/0136 which requires maximum visibility splays to be provided at Chez Ane Old Road Whaley Bridge'*. The reason for refusal was on Highway's grounds: *'The proposed development would lead to the provision of a substandard access'...*

The 'substandard access' issue was caused by the applicant's objection to move the access central to the opening onto New Horwich Road. This objection has now been removed.

The Proposal
The proposal seeks retrospective permission for a new vehicular and pedestrian access from New Horwich Road to serve Chez Ane (already previously approved in (HPK/2011/0136) to include a centrally located access which achieves maximum visibility splays. The revised access proposals are also in accordance with Highway's recommendations (letter dated 29th December 2011 attached to this application).

Figures 2 & 3 show the access road. The road and landscaping scheme has been thoughtfully laid out and is in keeping with the Conservation Area. The proposals seek minor changes to this layout in order to comply with Highway's concerns.



Figure 2: Access road looking northeast towards Chez Ane



Figure 3: Access road looking southeast towards New Horwich Road

Accessibility
The access from Old Road is not suitable for Chez Ane. It requires the occupants to either use the existing Right of Way adjacent to No.58 Old Road, a route which is not maintained and is often littered with obstacles, or walk up Old Road onto New Horwich Road. Neither route provides inclusive access to Chez Ane.

Without the new access road there is inadequate provision for emergency service vehicles to access to Chez Ane. Without the new road, emergency services would need to access Chez Ane via the existing narrow pedestrian gate off New Horwich Road or via the aforementioned access off Old Road. These arrangements provide no direct vehicular access for emergency services. The new access road provides adequate provision for emergency service vehicles to directly access Chez Anne.

Bin storage remains unchanged; the existing pedestrian access from New Horwich Road provides access for bin collection. Recycling arrangements conform to Local Authority requirements.

Surface water will drain to ground.

Conclusions

In conclusion, the new and previously approved access road improves accessibility to Chez Ane in terms of inclusive access and access for emergency service vehicles.