12 Garage Units at Former Quarry, Thorpe Street, Glossop

DESIGN AND ACCESS STATEMENT

1. The site

The site lies in the Old Glossop Conservation area. It is a former quarry site located to the rear of houses facing onto Church Street and Thorpe Street and is accessed of Thorpe Street. Due to the backland nature of the site, it cannot be seen other than from the rear of the adjoining houses.

It is generally an overgrown and untidy site used for casual parking.

2. Background

A previous application for a similar development was refused permission for three reasons. An appeal was dismissed but the Inspector supported the refusal solely on the grounds of highway safety and he did not support the other reasons for refusal.

Subsequent negotiations with the highway authority have resulted in a scheme which overcomes the highway objections.

3. Proposed Development

The application seeks permission for the erection of 12 lock up domestic garages together with improvements to improve visibility at the access onto Thorpe Street and hard surfacing of the approach drive and garage forecourts.

4. Layout Considerations

The proposed layout has been influenced by the following considerations:

- The need to maintain access to the rear of the houses in Church Street.
- The desire to maximise the retention of existing trees.
- The need to ensure that the proposed parking area is well screened and the ground works integrate well into the landscape.
- The need to provide good and safe vehicular circulation and manoeuvring space and safe pedestrian access.
- The desire to improve the screening of the site and thus enhance the character and appearance of the Conservation Area..

5. Scale and Design

The single storey buildings will be arranged in two blocks of five and one block of two garages. They will be pitched roof buildings with stone faced walls and blue slate roofing.

In dealing with the previous appeal, the Inspector recognised that the proposed development of the site "would serve to improve the present character and quality of the area and thereby enhance its appearance."

6. Landscaping

As with the previous application, this proposal is supported by a report on tree protection (appendix 1). This demonstrates that there will be no adverse impact on the trees on the site. In dealing with the previous appeal, the Inspector considered that the impact on vegetation would be acceptable and did not justify refusal of permission.

7. Access

Historically, and currently, the use of the site generated potentially greater levels of traffic generation without proper manoeuvring arrangements and surfacing, so the threat to road safety is greater without this development taking place.

Use of the site for garaging will generate comparatively low levels of traffic generation. The most frequent use of any one unit is unlikely to be greater than two movements per day (one out and one in). Many units are likely to be used less frequently.

The proposals will provide for improvements at the access onto Thorpe Street to secure a minimum of 20metres visibility in each direction, which given low traffic speeds due to the proximity of the junction with Church Street, represents an acceptable level of visibility. This, together with the improvements in on-site manoeuvring space will significantly enhance road safety.

The use of the site for garaging will aid road safety by removing parked cars from the highway which cause obstruction and danger to other road users and pedestrians.

The attached letter from the highway authority (appendix 2) confirms that an acceptable standard of access has been achieved.

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