HPK/2013/0078
25 FEB 2013

FDL

FRASER DUNCHURCH LTD

PRACTICE ESTABLISHED 1969

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25/01/2013

Applicants: Mr. V. Garlick,

Site Address: Holiday let, adjacent to Nithen End Farm, Long Hill, Buxton, Derbyshire SK17 6SU.

Description of Development: Change of use from holiday let to residential dwelling with no occupancy conditions.

Application Status: Change of use.

Drawings submitted with application:
1). Number 4 2575/12/1
2). Number 4 O.S. Site Plans.

DESIGN AND ACCESS STATEMENT

1). For the avoidance of doubt.

1.01. In 2010, the application site was given a change of use from farm building to holiday let. Since that time there has been a change of circumstances in as much that Cresta View has now been built, and permission has been granted for number 2 semi- detached properties to the south of the application site, where an old barn once stood.

1.02. It is now felt, given the extra vehicle movements and possible noise levels of the holiday let, that having a holiday let in the middle of a residential enclave might be to the detriment of the occupiers of the semi- detached houses and Cresta View.

1.03. Given that the holiday let is included in the parking arrangements for the semi-detached houses and Cresta View, it is felt the new use would be more compatible with the uses surrounding it.

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2). **Design statement.**

2.01. The previous application detailed the demolition of a lean-to shed as part of the scheme. This demolition cleared the way for a straightforward conversion, with no need for any extensions. The change of use to residential will retain all the features of the holiday let; such as windows and doors. The wall will have a random gritstone finish and the roof will remain blue slate tiles. The ground floor layout remains the same. At first floor level, the bedroom arrangement has been slightly altered in as much as bedroom one has been enlarged to use the roof space more efficiently. Other than that there are no further alterations required to achieve the change of use.

3). Access Statement.

3.01. A designed access was approved when the application for Cresta View was submitted. The same access was accepted when the Inspectorate approved the semi-detached houses which are adjacent to the application site. The access is designed to allow to vehicles to pass side by side. Dedicated parking provision has been created for all the residential units. There is also a turning area whereby all vehicles entering the site as a whole can make a complete turn within same and leave in a forward gear.

4). Services,

4.01. All the services available to the existing residential units surrounding the application site are available to the application building, including the collection of refuse, water and main drains. The main service centre of Buxton is five minutes walk from the site or can be gained by bicycle, while public transport passes the entrance on a regular basis.

[redacted]

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