Design and Access Statement

Planning reference:
PP-0248375

Proposal address:
16 Kinder Road
Hayfield
High Peak
SK22 2HS

Applicant:
Mrs Louise Chapman

Agent:
None.

Introduction
The planning application, to which this design and access statement relates, is for the change of use of a single room, from domestic to retail space. This change of use will not require any development, structural changes, or changes to external fixtures and/or fittings. However, since the proposed change of use is sited within a conservation area, this design and access statement is required.

The existing and proposed floor plan is available in a separate document (reference FP130316).

Amount
No development is required for this change of use. The former domestic floor space can be used for retail purposes, without the requirement for any development work. The planned retail space was used as a retail shop prior to 1982 and the original shop doorway and window opening are still in place.

Layout
No development work is required and there will be no change to the dimensions of the property and no physical impact on surrounding properties. The planned retail space was used as a retail shop prior to 1982 and the original shop doorway and window opening are still in place.

Scale
No development work is required and there will be no change to the dimensions of the property and no physical impact on surrounding properties.

Landscaping
No landscaping work is required and there will be no change to the landscaping of the site or surrounding areas.

Appearance

No change to the external appearance of the site is required. Any commercial signage will be restricted to discrete labelling, applied to the inside of the street-facing window.

Access

We expect the proposed retail business to be accessed by customers on foot; we do not expect it to have any impact on local traffic or parking.

Access to the retail space will be via the existing street-facing door.