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DESIGN AND ACCESS STATEMENT

NEW HOUSES ON LAND AT BERESFORD ROAD

Chapel en le Frith, High Peak

Full Planning Application

July 2013

Ref 1120.Db.01

INTRODUCTION

This statement is to accompany the Full Planning application for the building of two new 4 bed 6 person houses on vacant land at Beresford Road, Chapel en le Frith.

This statement will include the following:

1. Planning history
2. Description of the site and context
3. Design and Appearance
4. Access
5. Conclusion

PLANNING HISTORY

HPK/0002/7674 Erection of 2 bungalows
Approved

HPK/2010/0450 Outline application for detached house
Refused

HPK/2010/0607 Resubmission of HPK/2010/0450
Approved

HPK/2012/0269 Erection of 3 two storey properties (1 x 2B4P, 2 x 3B5P)
Withdrawn

HPK/2012/0516 Erection of 3 two storey properties (3 x 3B4P)
Refused

Appeal ref H1033/A/12/2188226

The two issues were:

- the affect on the character and appearance of the area
- amenity space for future occupiers

By taking into account the comments of the Planning Authority and the Planning Inspector, the current scheme is one that now should meet their requirements and be able to be recommended for approval.

Other planning issues:

- High Peak currently has less than 5 years housing supply, and the NPPF advises that the presumption for sustainable development should apply in these circumstances. Planning permission should be granted unless the adverse impacts of doing so clearly outweigh the benefits.
- The Inspector confirmed that by virtue of the extant permission on the site for a new house, it is agreed that the land is suitable for residential development.

DESCRIPTION OF THE SITE AND CONTEXT

The 0.128 acre site is located between 37 Beresford Road and 1 Homestead Way and within the Chapel en le Frith built up area boundary.

The site is currently a vacant triangular piece of land and has been like this for many years. The site has planning approval for a large detached house, but the previous owner sold the land without building it. The site has been cleared and is mainly 'scrub' or unmade land.

The site is in a residential area to the south east of the town centre. The surrounding houses are all relatively modern, and a mix of bungalows and two storey houses.

- Immediately adjacent are bungalows on Beresford Road. These are brick built set back slightly from the road. The bungalows opposite have stone gables and pebbledash render. They generally have low boundaries at the back of pavement, and minimal parking provision. Further north on Beresford Road, the houses are both single and two storey and have hedge boundaries and driveways.



Bungalows adjacent incl. no.37



Mix of development on Beresford Road



- Behind the site to the east is Burdekin Close where there are two storey houses at a higher ground level. They are generally brick and render. Parking is either on the road or some front gardens have been taken over by parking. The rear garden boundaries to the proposed site are a mix of stone walling, timber fence and hedge.



The rear of the houses on Burdekin Close

- Slightly raised to the south is the new housing development at Homestead Way. The houses there are two storey built with reconstituted stone and concrete tile roofs and include feature hipped gables, porches and integral garages. Landscaping fronting Homestead Way is low level, with hedging or stone walls with railings above as boundaries between. Facing Beresford Road is a stone retaining wall with timber inserts above.



Homestead Way Development



The site

DESIGN AND APPEARANCE

The previous planning application HPK/2012/mmm was refused due to:

- the affect on the character and appearance of the area
- the lack of residential amenity space – the Appeal Inspector ruled that the level of amenity space was adequate.

To address this, the number of houses has been reduced from 3 houses (2 semi detached and 1 detached) to 2 detached houses. This gives more space around each of the houses and increases garden area.

The houses are set back from the road providing soft landscaping in front of the houses. Carparking is on a driveway at the side of House 1, and a parking area has been set to the side at House 2. The boundary between the properties at the front will be a low level fence, low level planting will be used at the front of the gardens. The amount of hard landscaping will be kept to a minimum, with car parking areas surfaced to allow surface water to naturally soak away.

The houses will be a reconstituted stone, similar to that used on Homestead Way, and the roof be a flat grey concrete tile. The elevations have been kept simple with a recessed porch and openings highlighted with cast stone heads and lintels, typical of the High Peak area.

The houses have four bedrooms, two double and two single, to appeal to the family market. The downstairs living area is generous with the living rooms overlooking the street and the kitchen/ dining rooms opening up to the rear gardens. The floor to ceiling heights will be 2.4m at ground floor, and 2.3m at first floor.

The 34 degree roof pitch is broadly facing south, and so it is intended to utilise this with photovoltaic panels. The houses will benefit from high levels of insulation, with energy efficient boilers and white goods.



Elevations

ACCESS

The site is within easy walking distance of the town centre, making it a sustainable location. It is just a short walk to local schools and the amenities of Market Street. A five minute drive away is Chapel en le Frith Railway station, an 8 minute drive away is Chinley Railway Station. These connect with stations to Manchester, Buxton, Sheffield and Nottingham. There is a bus stop opposite for a local service, with buses stopping in Chapel en le Frith travelling further afield.

Beresford Road is a relatively quiet residential road, linking through to other residential areas. There is a mixture of on street and off street parking. There is reasonable visibility in both locations. Planting at visibility splays will be limited to 600mm. Similarly, the boundary at the public footpath will be restricted to 600mm to a minimum distance 2m back from the pavement to allow pedestrians to be visible.

The proposal is for two car parking spaces per dwelling. We have checked with Sue Murdoch at Derbyshire Highways that this is acceptable as they are 4 bedroom dwellings. It was confirmed that due to their sustainable location, 2 spaces would be acceptable.

The scheme has been designed to be as inclusive as possible, with the houses designed at minimum to comply with Building Regulations. The whole of the ground floor is level, with a ground floor wc.

CONCLUSION

The scheme for two houses has taken on board the requirements of the local Planning Authority and the comments of the Appeal Inspector and is a definite improvement on the earlier scheme. The street frontage is now much softer, with front gardens instead of hardstanding and fits within the street scene in a more appropriate manner. By reducing the number of houses, they sit on the site comfortably with good sized garden space.

The site is ideal for a small infill development – the sort within the built up area boundary that is needed to reduce the pressure for housing at the edge of towns in Greenbelt or Countryside locations.

The proposal will contribute positively to the area and should be recommended for approval.