DESIGN AND ACCESS STATEMENT

DESIGN SETTING

Martinside is located to the south of Chapel-en-le-Frith and to the north west of Dove Holes. The road known as Long Lane bisects the hamlet providing access to Chapel-en-le-Frith and Dove Holes.
The site is in an area of "outstanding natural beauty" and stands in a prominent hilltop position with views to the north over Southhead and MamTor with the high plateau of Combs Moss to the south. The surrounding area is predominately farm and arable land with a scattering of farm buildings.
The hamlet has a cluster of dwellings ranging from the larger properties of Martinside House and farm to small cottages and semi-detached properties hugging the sides of the road. Several of the properties are associated with small rural businesses including a marble and granite workshop, haulage business and restoration workshops, these low-key businesses fit harmoniously within the rural setting.

EXISTING USE OF SITE AND BUILDINGS

The existing site is used by the owner for a timber restoration business which specialises in horse drawn carts and buggies and bespoke kitchen furniture. Both businesses are run from within the site, the remainder of the site houses stables for the benefit of the owners family for leisure activities.
The businesses i.e. the restoration and bespoke joinery will relocate in the larger agricultural workshop making better and more cost effective use of the large workshop. The business employs two people Mr. Miller and his son who will continue to operate from the agricultural workshop.

PROPOSAL

It is proposed to convert one of the existing buildings which is now used as the bespoke joinery workshop into a holiday cottage. The workshop is a relatively modern building of masonry construction with Marley Modern roof tiles built in a single storey design. The site is sheltered by a large copse of trees to the west and by dry stone walls on all perimeter boundaries giving a rural feel to the site. The existing business generates no noise or disturbance to the area and sits harmoniously in the setting. The workshop will become redundant and because of the permanence of the building and the local need for holiday lets it will provide an opportunity to diversify and re-use a building in the countryside.
Vehicle and pedestrian access is existing with two accesses into the site, both will be retained and either may be used. Parking and turning of vehicles is existing within the site and will be retained. The workshop will require no structural alterations to convert only a slight re-alignment of the store room wall and roof.

SUSTAINABILITY

The property market suggests a need for holiday accommodation in the countryside. All services including electric, telephone and drainage are existing and the conversion will result in no disturbance within the neighbourhood.

COUNTRYSIDE POLICIES

LT12 - Outside the built up area boundary tourist accommodation will be granted planning permission provided that the development can be absorbed into the landscape by taking advantage of natural features such as existing tree cover and/or topography; and will involve the re-use of an existing building.

OC7 - Planning permission will be granted for the re-use or adaptation of buildings in the countryside, provided that the proposed use, including associated activities, will not materially harm the character of the area or the building itself; and the proposed new use will contribute to the economy of the area. The building is of adequate size, shape, construction and structural integrity for the use without significant enlargement or alteration and the form, bulk and general design of the building is in keeping with the surroundings and service provisions, including access, parking, amenity and other areas will not cause undue harm to the setting, character or appearance of the building or to the wider landscape.

TR5 - Planning permission will be granted for development, provided that it will make safe and appropriate provisions for access and egress by pedestrians, cyclists, public transport users and the private car.

Other policies are defined in:-

GD4 - Character, form and design;
OC1 - Countryside development;
OC4 - Landscape, character and design;
OC6 - Re-use of buildings in the countryside;
H6 - Housing in the countryside;
EMP7 - Industry and business in the countryside.

CONCLUSIONS

The proposals will meet the relevant policies set out in the existing Local Plan for the High Peak, we are aware of the sensitivity of the area and believe that the low impact of the development will result in a sustainable addition to the needs of tourism and contribute to the rural economy of the area within the High Peak.