



**FRASER  
DUNCHURCH LTD**

PRACTICE ESTABLISHED 1969

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HPK/2013 / 0536

7 OCT 2013

09/09/2013

Applicant: Mr. V. Garlick.

Site Address: Number 4, Nithen End Farm, Long Hill, Manchester Road, Buxton, Derbyshire SK17 6SO.

Description of Development: Number 1 three bedroom dwelling.

Application status: Full application.

Drawings submitted: Number 4 copies 137249/1

## DESIGN AND ACCESS STATEMENT

### 1). Design Statement:

1.01. The application site comprises a rectangular-shaped parcel of land some 11 metres wide by 20 metres deep. The land comprises the residential curtilage of Nithen End Farm. The ground level within the proposal has been lowered by approximately 600mm to match the ground level of Number 3 Nithen End Farm.

1.02. The application is located within the Residential Development Boundary of Buxton which has immediate access to all services and amenities within walking, cycling and mobility scooter distance. Government policy encourages the development of such land in order to reduce the demand for development in the open countryside. The proposal is supported by the relevant sections of the National Planning Policy Framework issued March 27<sup>th</sup> 2012.

1.03. The proposal represents the finishing-off of the development of land at Nithen End Farm, which is located within the Residential Development Boundary of Buxton.

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1.04. The application site is not located in Green Belt, a Conservation Area, an Area of Outstanding Natural Beauty or any other area designated locally which would restrict or prevent appropriate efficient development.

1.05. The submitted drawings show the submission in full and also the relationship of the proposal to adjoining properties. Number 3 Nithen End Farm is a barn conversion which was initially passed as a holiday let, but more recently has been approved as a market house. The design and layout of the proposal reflect the simple lines and form of the adjacent dwellings, using simple architectural features such as stone lintels and bargeboard fascias. The materials to be used on the proposal match those used on Number 3.

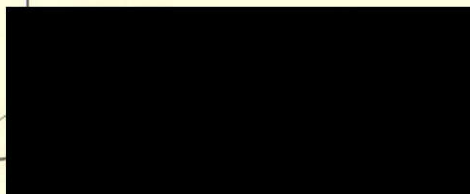
1.06. The proposal takes the form of a chalet bungalow. The dwelling is 7.4 metres wide by 11.6 metres deep. It is located 1 metre in from its southern boundary, and 2 metres in from its western and northern boundaries. To the east an amenity area of some 66 square metres has been created.

## **2). Access Statement.**

2.01. The proposal has provision for the off-street parking of two vehicles.

2.02. An existing designed access, already approved as part of adjacent schemes, services the site.

September 2013.



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