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HIGH PEAK
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DESIGN AND ACCESS STATEMENT 16 December 2013

With regards to the new 2no semi detached house and improvements to existing access to highway at 61 Lower Lane, Chinley.

Design

The houses will have a traditional design. They will be three bedroom. There will be no windows in the east and west elevations. The footprint of the building forming the 2no semi's will be 11.00m x 9.60m. They will be two storey with the third bedroom in the roof space. (With a velux window on the south (rear) elevation.

The external walls will be constructed in natural stone to the north (front) elevation, with natural stone lintels and sills to all openings on this elevation. The other three elevations will have a rendered finish, which is typical in this area. The roof will be covered in artificial blue slate.

Windows will be white u.p.v.c. The front external door will be timber / paint finish with top glazed panel. The rear doors will be white u.p.v.c / glazed panel folding doors

All materials will be to Planning Authority Approval and samples will be provided before commencement of work.

The existing store building on the site and the existing garage at no 61 are to be demolished and the site cleared

The development will not have an impact on neighbours. The open outlook from the side bedroom window of the existing bungalow at no 61 (which is owned by the applicant), will be improved as the existing garage, which is close to this window, is to be removed. To prevent privacy problems to this window from the new development, a 1.80m high close boarded timber fence will be provided on the boundary between no 61 and plot 2.

Where as the site is on the edge of the green belt, all the existing neighbouring houses on the south side of Lower Lane are also in the green belt. This is a built up area not a remote location. Also policy OC2 of the Local Plan confirms that limited infilling developments in the green belt can be acceptable. The development of just two semi-detached houses on this small site between no 61 and no 63, can certainly be considered as 'limited infilling'.

Landscaping of the site will be carried out to to the Planning Authority approval. Full details being submitted at reserve matters stage. Taking this into account and the comments in the previous paragraph, it is considered that the construction of two semi-detached houses on this site will not impact on the openness of the green belt

Access 2)

Vehicular access to the site is via the existing access from Lower Lane, which serves the existing bungalow (no 61).

Improvements to this access are to be carried out as follow :-

Width increased to 3.00m from 2.50m

Visibility will be improved by the removal of the store building on the front boundary and the reduction of the front wall, to a maximum height of 1.00m above the road level.

Pedestrian intervisibility splays to be provided to both sides of the access.

Gates at the entrance will be removed, preventing vehicles obstructing the highway during them being opened.

Each dwelling, including the existing bungalow (no61) will be provided with 2no parking spaces. There will also be a turning area for the use of the new dwellings and no 61.

Where as improvements to the existing access will be a benefit of this development, the full requirement of 2.40m x 50.00m visibility is not achievable over land in the applicants ownership or over the existing highway. (see drg no 13.12/1 for the actual available visibility). However the visibility that can be achieved is a great improvement on the existing available visibility.

The existing bungalow (61) will benefit from all the improvements that are to be made to the existing access, the cars to this property will also have the use of the turning area, so will no longer have to reverse out onto the highway, as at present.

The property 63 Lower Lane will also benefit significantly by improved visibility to their vehicle access, by the demolition of the store building and lowering the front boundary wall.

There are very few dwellings on Lower Lane that have on site turning facilities and their vehicles have to back on to the highway. This includes 6no new terraced houses approx 200m from the site. Also Derbyshire County Council have created a number of parking spaces directly opposite the application site, this has no turning space and all vehicles have to back out onto the highway.

It is therefore hoped that the Highway Authority will take into account the benefits to 61 & 63 specified above and the general layout of other access arrangements on Lower Lane, particularly the new terraced houses, when considering this application

With regards to access to the actual dwellings,the front entrance doorway will have disabled access width door and 1:12 gradient ramped access/level landing. (all complying with Building Regulations)

Please note that the application site is on a main bus route and the bus stop in the west direction is 180m away and in the east direction is 250m away. Local shops are 380m away. Chinley is also on a main rail line, with easy access to Manchester, Sheffield, etc. The railway station is 370m from the application site.