

DESIGN & ACCESS STATEMENT & SUPPORTING INFORMATION

GARDEN HOUSE FARM, TONGUE LANE, BUXTON, SK17 7PA PROPOSED ERECTION OF SIX DWELLING HOUSES

1. Introduction.

1.1 The site lies at the southern end of Tongue Lane and is within the Built-up Area boundary set out in the High Peak Adopted Local Plan. On the site there is currently a former farmhouse with a side extension; a number of semi-derelict prefabricated garages; a greenhouse; a number of other outbuildings; and a large portal frame building built of concrete block and cement fibre sheeting.

1.2 To the north-west and west of the site is modern two storey housing. Immediately to the north is modern housing built in artificial stone. The house immediately to the north of the site has three levels of accommodation including the roof space. To the north-east on the other side of Tongue Lane is Tongue Lane Industrial Estate, including an area designated for the expansion of the industrial estate. To the east is countryside.

1.3 The site was originally a farm farming the land to the south. The farm use has now ceased.

2. The Design Concept and Process.

2.1 The basic aim at the start of the process was to develop the site for residential use given that the previous use has ceased and its position within the Local Plan Built-Up Area boundary.

2.2 The applicant has been involved with this site since 2006 and a number of different options and schemes have been developed including apartments and a planning application for apartments was in 2007 submitted but refused on the grounds that the proposal would detract from the visual amenity of the area. An

application for and the erection of 10 houses was submitted in November 2010 and was permitted in January 2011 HPK/2010/0594.

2.3 As part of the design process the following factors were taken into account:

- The refusal of planning permission for apartments, the different options previously considered and the permitted scheme.
- Policies GD2 and H1 & H5 in the High Peak Local Plan 2005 which seek, respectively, to focus development within the existing built-up area of Buxton and give priority to new housing on previously developed land in built-up areas.
- Local Plan Policies GD1 & GD4 relating to sustainability and Development Context and the Character, Form and Design of development.
- Local Plan Policy H11 – Layout and Design of Residential Development.
- The scale and character of the existing surrounding buildings and other houses in the locality.
- The size of the site.
- Informal discussions with the Highway Authority – Derbyshire County Council.
- Proximity to bus route and bus stops. Services No. 185 and 186 run regularly along Victoria Park Road and Chatsworth Road.
- The amenity of nearby houses particularly the neighbouring house on Tongue Lane.
- National planning guidance in Planning Policy Statement No. 3 (PPS3).

3. The Proposal

3.1 The proposal is for the demolition of all the buildings on the site other than the existing farmhouse and associated garage and for the erection of six houses.

3.2 Each of the proposed housing would have a private driveway with provision for parking two private cars. access to the existing farm house would be retained from Tongue Lane using the driveway currently gated.

3.3 The existing driveway leading to the farmhouse would be widened to provide a provision for vehicles turning around on Tongue to return in a northern direction. The existing Tongue Lane road width at the site frontage would be increased to a minimum of 5.0m wide to allow two vehicles to pass with ease, in compliance with Highways officers requirements.

3.3 It is believed that the level of parking provision proposed would satisfactorily meet the needs of future residents given the nature of the houses and the site's location close to a bus route and bus-stops on Chatsworth Road and Victoria Park Road to the west.

4. Design and Layout

4.1 The design proposal for 6 houses on the East of the site fronting Tongue, whilst retaining the existing farmhouse abutting the West boundary makes efficient use of the site whilst at the same time ensuring that the proposed development is in character with the appearance and design of adjoining properties and suitable for the location. This enables efficient and optimum use to be made of the site and provide gardens and parking.

4.2 Terraces and semi-detached houses are the pre-dominant forms of housing including houses nearby on Tongue Lane and Victoria Park Road.

4.3 The terrace design makes efficient use of the land in keeping with the guidance in PPS3 and enables all the proposed houses to front onto Tongue Lane. Each dwelling is provided with good amenity space and off road parking for two cars.

4.4 The siting of Plots 1-6 was in part determined by the position of the sewer running in the south of the site. Also, care is taken to minimise the impact on the neighbouring house to the north – Units 1-6 are staggered to minimise impact on the house to the north the front of which currently looks out onto the unattractive side of an industrial style building made of concrete blocks and fibre cement cladding. There is no consistent building line on Tongue Lane. The position of the front of the houses on Tongue Lane varies; some are set back more than others and one is at the back of the pavement.

5 Landscaping

5.1 The landscaping will adhere to the Secured by Design principles with a maximum plant height of 1.0m and with any trees having no foliage below a height of 2.0m. Also the existing dry stone wall on the southern boundary is to be retained to provide an attractive frontage.

6 Access

6.1 Access will be from Tongue Lane. A turning head would be provided on Tongue Lane and a 2.0m wide footpath created along the front of the development in line with pre-application discussions with DCC.

6.2 The existing road width on the Tongue Lane frontage of the site shall be widened in accordance with Derbyshire County Council Highways department and construction in accordance with their requirements

7 The Case for the Proposed Development.

7.1 The site is 1930 square metres in area and 7 houses make efficient and effective use of the land in accordance with Government guidance in PPS3 without compromising the quality of the local environment.

7.2 An earlier scheme HPK/2010/0594 for the demolition of the farmhouse to allow a further 4 no terrace properties on the site totaling 10 houses on the site in partnership with a social housing association has now lapsed without securing the approval. This new proposal will retain the farmhouse, and the 7 houses will be for sale on open market, once completed.

7.3 The site is within the Built-Up Area boundary and has been previously developed and as such the proposed development is in accord with Local Plan Policies GD2, H1, and H5.

7.4 The design, scale and layout of the proposed buildings would be in keeping with the character and appearance of the locality and the neighbouring houses including Garden House Farm which is to be retained.

Density

7.5 Although the revised Planning Policy Statement 3 (PPS3) no longer proposes a minimum density the guidance still advocates that using land efficiently is a key consideration in planning for housing (para. 45).

7.6 Paragraph 50 of PPS3 states that:-

“Density is a measure of the number of dwellings which can be accommodated on a site or an area. The density of existing development should not dictate that of new housing by stifling change or requiring existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.”

7.7 The proposed scheme is imaginatively and well designed and meets the Council's standards for privacy and space. Terraces and semi-detached houses are the predominant forms of housing in the surrounding area and the proposed terraces would be in keeping with the character of the locality.

7.9 Care has been taken to avoid overlooking of adjoining properties. Units 1 and 2 have been set forward of the neighbouring house to minimise overlooking of the neighbour's rear garden.

7.10 The proposed houses comprise of six three bedroomed houses which would meet a need in the area for starter and family homes.

7.11 The proposed number of parking spaces is 14 spaces – equivalent to 2 spaces per dwelling.

7.12 In addition, the site is relatively close to local shops and a regular bus route and primary schools – all within walking and cycling distance. For these reasons it is considered that eighteen spaces are reasonable and adequate.

8 Conclusion.

The proposed scheme would be in accord with national and local planning policies and would be of a high standard of design and would be in keeping with the appearance and character of the locality.