



**DESIGN AND ACCESS STATEMENT**  
**Land at Paddock Lane Whaley Bridge SK23 7JP**  
**New Detached House**

- 1.00            **Application for Full Planning Permission - Retrospective**
- 2.00            **Site Location**  
Paddock Lane  
Whaley Bridge  
Derbyshire  
SK23 7JP
- 3.00            **The Applicant**  
Rev. S Rathbone
- 4.00            **The Agent**  
Randfield Associates  
Forge Bank Studio  
1a Longhurst Lane  
Marple Bridge  
Stockport  
Cheshire  
SK6 5AE  
Tel: 0161 427 8485  
Fax: 0161 427 5770  
Email: [info@randfieldassociates.co.uk](mailto:info@randfieldassociates.co.uk)  
Contact Mr Charles A Bryant
- 5.00            **Site Context**  
This site is located in part of an extensive garden to an existing house in a semi-rural location. An established residential area surrounds the site, which is close to some community services and to the town of Whaley Bridge. The site has a number of mature and semi-mature trees on it mostly located around the perimeter leaving a clear central area where the proposed house is to be located. A tree and topographical survey has been carried out which defines a tree protection barrier and a tree free zone.
- 6.00            **Proposed Development**  
It is proposed to construct a new detached dwelling with an attached garage comprising two main storeys faced in coursed pitch faced natural stone under a blue slate roof, all to characteristics of the area.  
A new vehicular and pedestrian access is to be created off Paddock Lane to highways details incorporating vision splays.  
Access to the house is essentially level, there being no undue gradients.



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7.00

**Current Situation**

The development has Planning Permission HPK/2009/0113 granted on 22 April 2009, to which are attached 11 Conditions.

The house has been constructed, substantially; but remains a shell as work is incomplete. The building has the benefit of Plans Approval under the Building Regulations.

No Conditions have been discharged, formally, although their precepts appear to have been more or less appreciated in the development.

No trees appear to have been felled, certainly no significant ones as identified on the tree survey and the tree protection fencing is in place (this secures the site, also) The natural habitat is undisturbed outside the ring fence. The entrance has to be completed to approved details.

As the property is in the process of being sold the matter of lawful development is required to be confirmed by the purchaser, hence the retrospective application for permission.

As Planning Permission was applied for and granted to someone other than the current owner some application documents, as required by the planning authority at the time, are on their file only and may cover some elements of the Permission and Conditions.

