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PROPOSED DEVELOPMENT
LAND to REAR OF CROSS KEYS INN, CHAPEL MILTON
DESIGN and ACCESS STATEMENT

EXISTING SITE

The site is located to the rear of The Cross Keys Public House to the east of the A624 Chapel en le Frith / Chinley Road in the centre of the hamlet of Chapel Milton.
The present use of the land is the car park to the Cross Keys Inn.
A section along the west boundary is currently used for parking to Cross Keys Row.
Cross Keys Row, to the west of the site, is made up of a row of terraced cottages constructed of natural stone.
The site is within the Chapel Milton Conservation Area.

SITE HISTORY

Planning approval (Ref.HPK/2013/0672) has recently been granted for the conversion of the ground floor of the Cross Keys Inn to a private dwelling.
Planning approval (Ref.HPK/2013/131) has recently been granted for the erection of two semi-detached cottages on the overflow car park to the Cross Keys Inn.

THE PROPOSAL

The proposal is to erect one detached dwelling in the existing car park to the rear of the Cross Keys Inn. The design, setting and materials will reflect that of the existing Cross Keys Row within the Conservation area.
The building is sited to avoid any overlooking and loss of light to the existing cottages of Cross Keys Row.
Amenity value to the proposed dwelling will be located to the north of the building.

ACCESS and PARKING

Access to the site will be as existing via the lane to the south of the Cross Keys Inn.
Parking to the new dwelling will be located to the south of the dwelling.
Access to the car parking area of Cross Keys Row is over land in the ownership of the applicant. There is no legal right of access over the application site to these existing car parking areas. Current access to these parking areas is allowed on the goodwill of the owners of the existing car park. The applicant is prepared to grant a covenant to guarantee access to the existing parking areas of Cross Keys Row should this application be granted approval.

SUMMARY

The proposed development of a detached dwelling will have no environmental impact on the hamlet of Chapel Milton. The Cross Keys Inn, due to the recent planning approval to convert to a private dwelling, will cease its use as a Public House. This will render the existing car park, the application site, redundant. The proposal will therefore enhance an area that could become unused and left to be an overgrown derelict area that would create an unacceptable visual impact on the hamlet of Chapel Milton.

Due to its setting to the rear of the Cross Keys Inn and the existing cottages of Cross Keys Row, the proposal will have no impact on the existing street scene.