

**DESIGN AND ACCESS STATEMENT FOR  
Proposed Erection of One Detached House at Land at Whittle Road New Mills****1. INTRODUCTION**

This statement is submitted on behalf of Nick Harrison and Helena Tait for the proposed erection of one detached house on the land at Whittle Road, New Mills, Derbyshire (plot B of the previous approved planning application HPK/2013/0669). This site has been the subject of 2 planning applications and a dismissed appeal dated the 9 January 2013, followed by another application (ref. HPK/2013/0669) submitted in December 2013 which was approved on 30 January 2014. This was for 2 houses - one of them the subject of the current application.

The details of this new proposal follow in principle, the use, amount, siting, massing, scale, layout, and appearance of the previous successful planning application HPK/2013/0669.

Everything has been kept exactly the same as the previous approved permission scheme, except for:

1) new terrace – the previous application had living space on the lower ground floor with an external terrace, this didn't take advantage of the views from the house, therefore we have reversed internal layout, creating bedrooms on the lower ground and living dining kitchen and study space on the upper ground. The living room now has a terrace at the upper ground floor level, which will maximize the views, and allow access to the rear garden. However this terrace is set within the footprint of the previous upper ground floor plan, and would not create any more overlooking than the previous approved planning application.

2) new dormer – the dormer in the previous application provided little visual amenity to the bedroom on the first floor, therefore we have increased the size of the dormer and appearance of the dormer. This is only visible from the rear elevation and provides amenity to the bedroom at the first floor.

3) omission of the integral garage –the previous approved application was split level internally, but the configuration had not been executed properly resulting in a garage space that was foreshortened. Therefore the existing footprint of the house could not accommodate a car. We have simplified the internal layout, so the internal configuration now works, and responds to the massing of the site. We replaced the garage with a utility room, presenting a window to the front elevation. We have created 2 parking spaces to the front of the house and simplified the levels around the house. The appearance from the street will be similar to the previous application as can be seen in the 3D views.

**Contact with the Planning Officer**

Lisa Raynes spoke to Karen Taylor, the planning officer for the previous application, to explain that we would now be submitting the planning application for one of the units. That in the current approved planning application the garage provided was significantly foreshortened and couldn't fit a car. Therefore in our proposal we would remove the garage. Karen explained that Highways would want to see 2 parking spaces for the plot. We explained that the massing, height and scale of the proposal would be no greater than the previous approved application and that the front elevation to the road would be of a similar appearance to the previous application. We also explained that the new proposal included a terrace at the upper floor level but this is set within the footprint of the previous upper ground floor plan, and would not create any more overlooking than the previous approved scheme. We also explained that we have increased the size of the dormer and appearance of the dormer. This is only visible from the rear elevation and provides amenity to the bedroom at the first floor.

## 2. SITE LOCATION

The site is located to the east of Whitle Road, close to its junction with Apple Tree Road to the north. The site, which is currently overgrown, covers an area of approximately 0.073ha with a frontage onto Whitle Road which rises steeply from north to south. Ground levels within the site fall away from the road towards the rear gardens of houses on Peveril Avenue which back onto the site. A detached property, Wynton, is situated to the north of the site and a detached property, Pennine View, to the south. Residential properties are also situated on the opposite side of Whitle Road. The site lies within the built up area boundary of New Mills as defined on the Proposals Map, Central Area (North), of the High Peak Saved Local Plan.

## 3. RELEVANT PLANNING HISTORY

High Peak Borough Council has confirmed that the site has the following relevant planning history: -  
HPK/2011/0324 – Erection of two detached houses. Withdrawn 25.08.11.

HPK/2012/0063 – Erection of two detached houses. Refused 23.03.12. Appeal lodged and dismissed 09.01.13.

HPK/2013/0669 - Proposed Erection of Two Detached Houses at Land at Whitle Road New Mills – approved 30.01.14

Note on the previous planning application HPK/2013/0669: the design of the integral garage in Plot B as submitted would not work due to the split level nature of the layout and would provide a 2.7m x 2.4m parking space, not sufficient for a car. Therefore for the purposes of this application we have omitted the integral garage and added an extra car parking space in the drive to the front of the house.

## 4. THE APPLICATION

This section explains the design principles of the proposal under the following headings:

Use

Amount

Scale

Layout

Access

Landscaping

Appearance

### Use

The site previously formed part of the private garden of Wynton and was separated from this property when it was sold in 2009. The proposed development would re-instate the residential use to what is a currently vacant and overgrown plot of land within the built up area of New Mills.

### Amount

The proposal involves the erection of a 1 No. 4-bedroom detached house with 2 parking spaces to the front and the access road from Whitle Road.

### Scale

The proposed house responds to the steeply sloping topography of Whitle Road and take into account the differing land levels within the plot. The house would have a single storey appearance when viewed from Whitle Road. From the rear the house would appear as two-storey whilst using part of the roof space to provide a further small area of living accommodation. The footprint of the House would be 104m<sup>2</sup> (the footprint of the previous application was 139 m<sup>2</sup>)

**Layout**

The proposed house would be orientated so that its front elevation faces towards Whitle Road. Private garden space is proposed at the front, rear and side of the house with parking to the front of the property.

**Access**

One vehicular access point is to be formed onto Whitle Road with the house having a single driveway with parking for 2 cars

**Landscaping**

The proposed development does not provide for landscaping but both soft and hard landscaping can be secured by means of a planning condition.

**Appearance**

The proposed house would have external elevations constructed from stone and, in part, timber cladding which will complement the stone in colour and tone. The roof would be a blue slate with a dormer window and roof lights to the rear. All roof lights would be set flush with the roof slope. The dormer window would be faced with metal. Windows and doors would be painted timber and PPC Aluminium. The access drive would be finished in permeable grey colour concrete paviours, with rendered retaining walls and glass balustrades

**5. SUSTAINABILITY**

One of the core planning principles in the NPPF is to ensure that the planning system supports the transition to a low carbon future in a changing climate and encourages sustainable design and construction. The proposed development would create energy efficient buildings. Particular attention will be paid to the energy efficiency of the dwellings in respect of cavity wall insulation, loft insulation, floor insulation, condensing boiler, heating controls, hot water insulation package, draught proofing and energy efficient lighting.

**6. SUMMARY AND CONCLUSION**

The National Planning Policy Framework indicates that there are three dimensions to sustainable development; environmental, social and economic. The proposal satisfies the relevant core planning principles within the Framework for the following reasons: -

In environmental terms the proposal makes an effective use of a vacant site within the built up area boundary of New Mills and would secure a high quality design and a good standard of amenity for all existing and future occupiers. The scale and design of the development is appropriate for this location and would have no adverse impact on the character of the area. The proposed development would have an acceptable impact on the amenities of neighbouring dwellings and highway safety.

In social terms the proposal would increase the supply of housing required to meet the needs of present and future generations, with accessible local services. The proposal would add to the supply of housing in the Borough and the site is situated in a highly sustainable location close to New Mills Town Centre.

The proposed development also results in economic benefit. Although not an employment scheme, the development would create construction jobs and housing and thereby contribute to the local economy.

The details of this new proposal follow in principle, the use, amount, siting, massing, scale, layout, and appearance of the previous successful planning application HPK/2013/0669 which in turn addressed the criticisms which were made by the Planning Inspector when dismissing the Appeal in January 2013 and were developed including the comments of the Planning Officer following pre-application discussions. In accordance with the National Planning Policy Framework (NPPF) significant weight should be given to the need to secure economic growth and planning permission granted for the proposed development.