

**DESIGN AND ACCESS STATEMENT**  
**PROPOSED HOBBY WORKSHOP/STORE**  
**THORN CLOSE FARM, TONGUE LANE, BUXTON**

**The Proposal:-**

This application seeks planning consent for the erection of a hobby workshop/store room at Thorn Close Farm, Buxton. It is proposed that the building will be located to the north of the existing dwelling. External walls will be faced with natural limestone with gritstone quoins, and the roof will be clad with natural blue slates.

David Oven, the applicant, restores vintage tractors as a hobby and the proposed building will provide a covered space for him to store parts and carry works to his tractors.

**Existing Setting and Surrounding Development:-**

Thorn Close Farm is a detached, limestone dwelling with natural gritstone features and a natural blue slate clad roof. It has a connected, flat roofed garage to the rear which appears to have been constructed some time around the 1970's. The dwelling was originally a farm house, though all agricultural land originally associated with it has long since been disposed of. The dwelling is in a residential area, on the west of Tongue Lane and to the south of Onward Cottages, the latter being a run of traditionally constructed, terraced dwellings running east/west, with their rear yards facing Thorn Close Farm.

**Planning History:-**

Other than the erection of the flat roofed garage as described above, the applicants are not aware of any previous planning applications having been submitted in connection with this property.

**Privacy and Impact on neighbouring properties:-**

The proposed building is positioned approximately 2.65 away from the site boundary and approximately 7.45 m away from the main run of Onward Cottage (6.45m from rear projections) to the north. The nearest adjacent property in Onward Cottages has a rear door and (possibly kitchen) window facing the proposed building – 6.45m away.

There are no openings on the proposed building facing towards Onward Cottages.

The proposal would therefore have no impact on the privacy of Onward Cottages, and I consider that there would be no resulting material loss of amenity to those properties.

**Access:-**

The existing access is not affected by the proposal and there are no material access or parking issues arising from it.

**Environmental Management:-**

The garage will not be heated. Surface water dispersal will be via soakaway, resulting in no additional water run-off from the site.

**Summary:-**

This proposed building would allow the applicant to keep his vintage tractors and parts under cover whilst he carries out his restoration works.

This proposal provides a secure space for the applicant in which to carry out his hobby and should, in my view, be granted planning consent.

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David Sutherland Architects

January 2016