

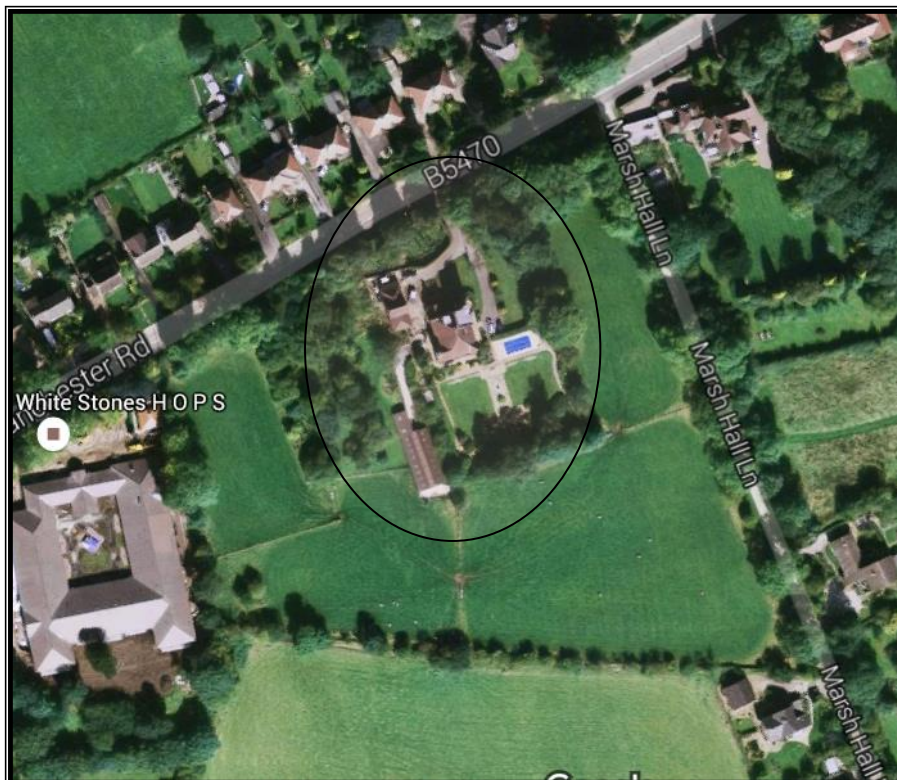


DESIGN LTD

Design and Access Statement

June 2016

*Single dwelling to be used as a House in Multiple Occupation at
129 Manchester Road, Chapel-en-le-Frith, High Peak SK23 9TN*



Aerial view showing location

- **Applicant**
Mr Scott Richardson
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Single dwelling to be used as a House in Multiple Occupation
- **Location**
129 Manchester Road, Chapel-en-le-Frith, High Peak SK23 9TN
- **Agent**
Simon Jones BSc (Hons), MRICS
SJ Design Limited (Chartered Building Surveyors)
The Old Co-Op Building
Church Street
Hayfield
High Peak
SK22 2JE

Contents

1.00	Background	4
2.00	The Proposal	7
3.00	Design	8
4.00	Policy Background.....	10
	Principle of Development	11
	Amenity.....	11
5.00	Access	13
6.00	Environmental Analysis.....	14
	Site stability, contamination and soil types.....	14
	Sunlight and Daylight	14
	Wind and micro climate.....	14
	Flood risk and drainage.....	14
	Archaeological and historic features.....	14
	Views into and out of the site	14
	Ecological and wildlife	14
	Arboricultural.....	14
7.00	Conclusions.....	15

1.00 Background

The site is located on the west side of the local plan settlement of Chapel en le Frith (see Figure 1).

There are 3 buildings on the site:

- 127 Manchester Road (Castle Manor) (Figure 2) – this is currently used as a House of Multiple Occupation but has recently gained planning permission (HPK/2016/0152) to revert back to its former use as a single dwelling house.
- 129 Manchester Road (Castle House) (Figure 3) – a single dwelling house.
- ‘Agricultural’ Unit (Figure 4) – this currently serves as a store and has no agricultural function.

Changes in the recently adopted High Peak Local Plan (April 2016) has seen the site moved within the built up area boundary.

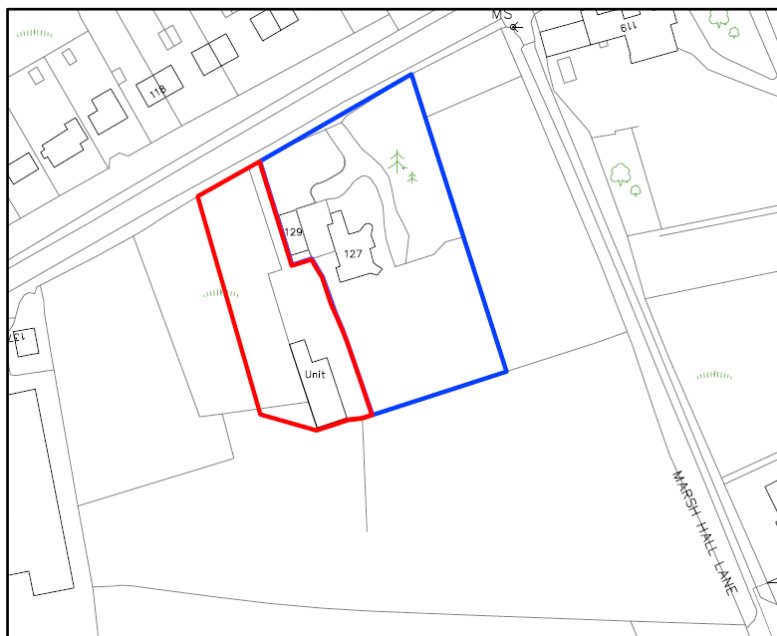


Figure 1: Location Plan



Figure 2: 127 Manchester Road (Castle Manor)



Figure 3: 129 Manchester Road (Castle House)



Figure 4: 'Agricultural' Unit

The land directly to the east, south and west of the site recently gained outline planning permission (HPK/2014/0210) for residential development and the current application, HPK/2016/0217, is dealing with the reserved matters and conditions of HPK/2014/0210.

Figure 5 shows the site in context with the proposed residential development HPK/2014/0210 and HPK/2016/0217.

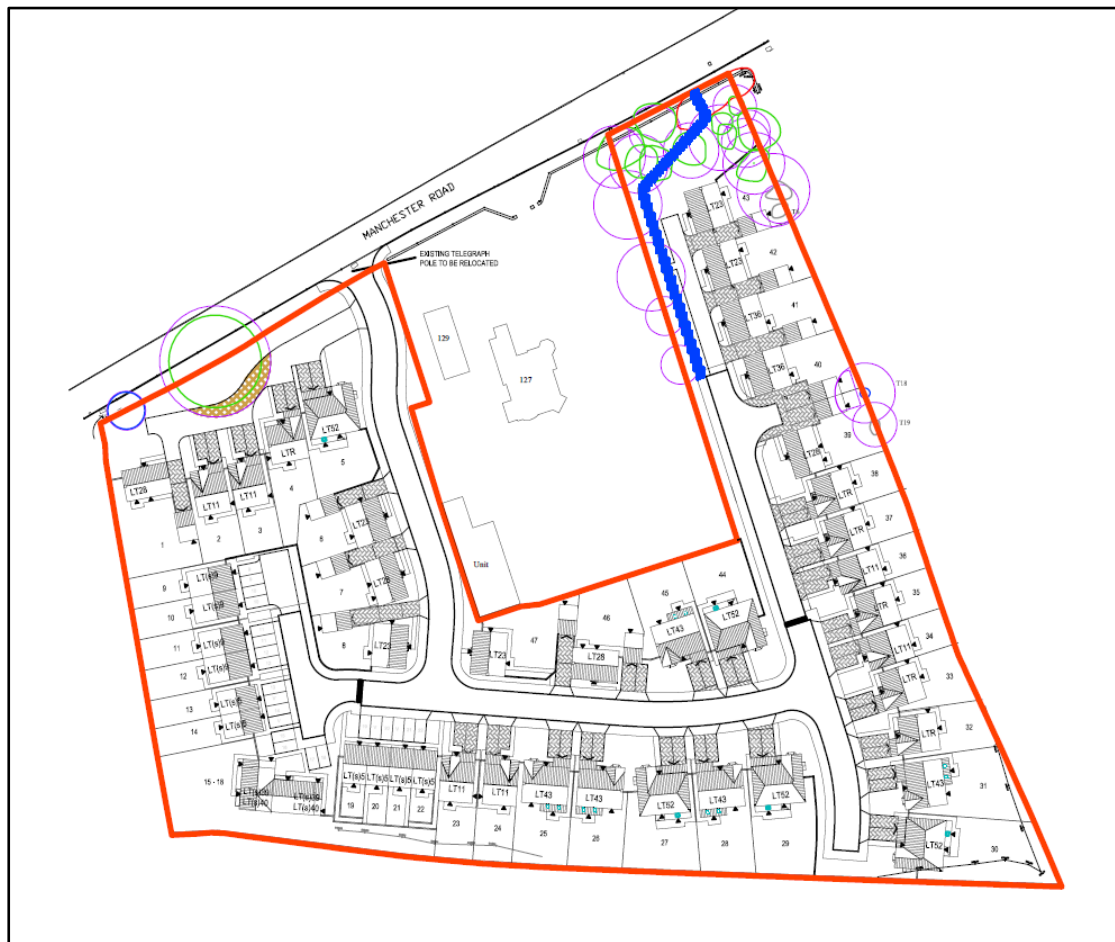


Figure 5: The site in context with the proposed residential development HPK/2014/0210 and HPK/2016/0217

What is clear from the foregoing is that the redundant ‘Agricultural’ Unit is out of place on the site particularly in context with the proposed residential development adjacent the site.

Formal pre-application advice was obtained for the proposals (PAD/2015/0045) and this has been integrated into the submitted proposals.

2.00 The Proposal

This application seeks consent to demolish the existing Unit on site and construct a single dwelling house to be used as a House in Multiple Occupation.

Figure 6 shows the site layout proposed under this application.

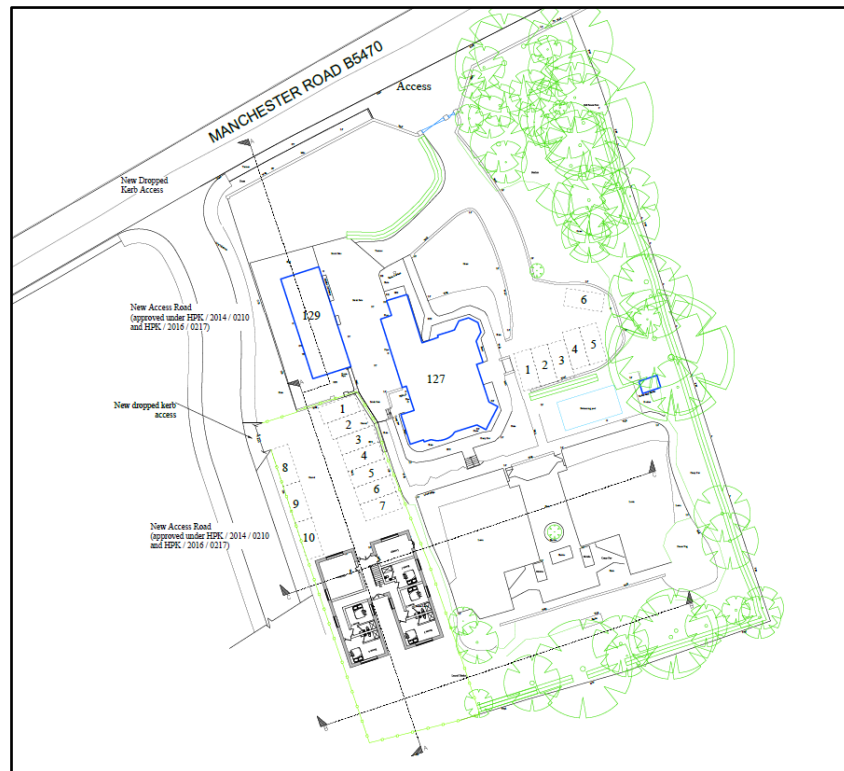


Figure 6: The site as proposed

The site affords generous garden/amenity space for the HMO without compromising the amenity of the dwellings on site or the proposed residential development adjacent the site.

3.00 Design

Section 7 of the NPPF outlines the importance of design of the built environment, and states that good design is a key aspect of sustainable development and is indivisible from good planning. Development should function well and add to the overall quality of the area, establishing a strong sense of place reflecting the identity of the local surroundings. Although Paragraph 60 advises that decisions should not attempt to impose, architectural styles or particular tastes, it highlights that there should be certain development and styles and that it is proper to seek to promote or reinforce local distinctiveness.

Policy H3 of the neighbourhood plan seeks to promote high quality design, with design reflecting the density and attractive features of settlements within the Parish.

Local plan policy EQ5 requires development to be well designed to respect the character, identity and context of the townscape and landscape and contribute positively to an areas character in terms of its scale, height, density, layout, appearance and materials.

The Proposal

Comments were made by the planning officer, Faye Plant, on the designs submitted with the formal pre-application request (PAD/2015/0045). The original design was a 3-storey structure which accommodated 17 ensuite rooms and this was thought to be *'a substantial form of development'* and *'the scale and proportion of the elongated elevations creates a significant and imposing structure which is not considered to assimilate with the existing more modest forms of development on site'*.

We are not entirely in agreement with these comments because the existing 'Castle Manor' on site is a significant and imposing 3-storey structure. However, we have listened to the advice and the proposed HMO is now a significantly smaller two-storey structure which provides 12 ensuite rooms.

Figures 7 to 9 below show the proposed elevations and floorplans of the new dwelling: The roof is covered in blue slate; the walls are constructed of coursed stone with stone quoins to the building corners; the windows are PVCu framed with stone heads and cills. The materials proposed are to match Castle Manor and Castle House.

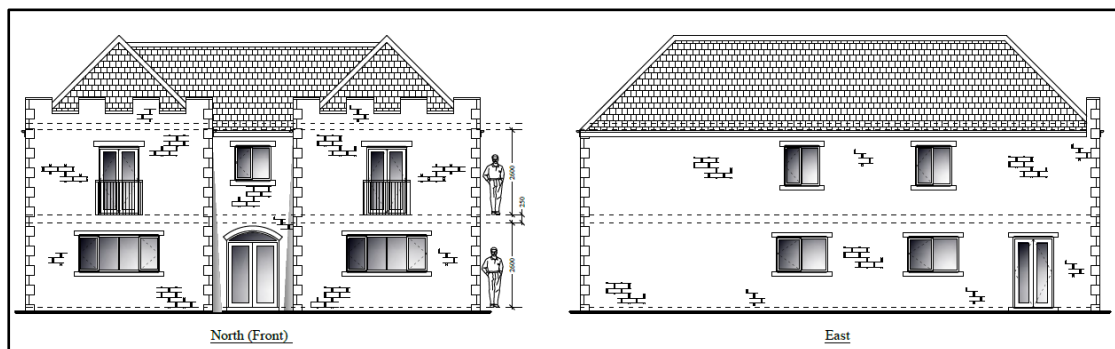


Figure 7: North and East Elevations

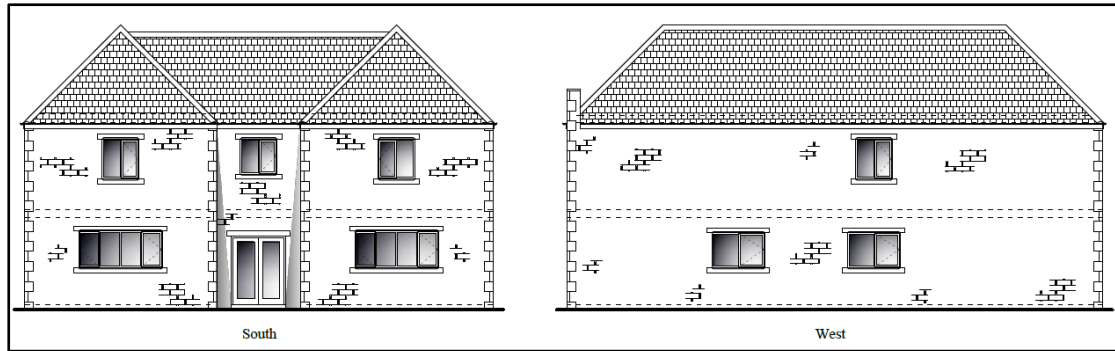


Figure 8: South and West Elevations

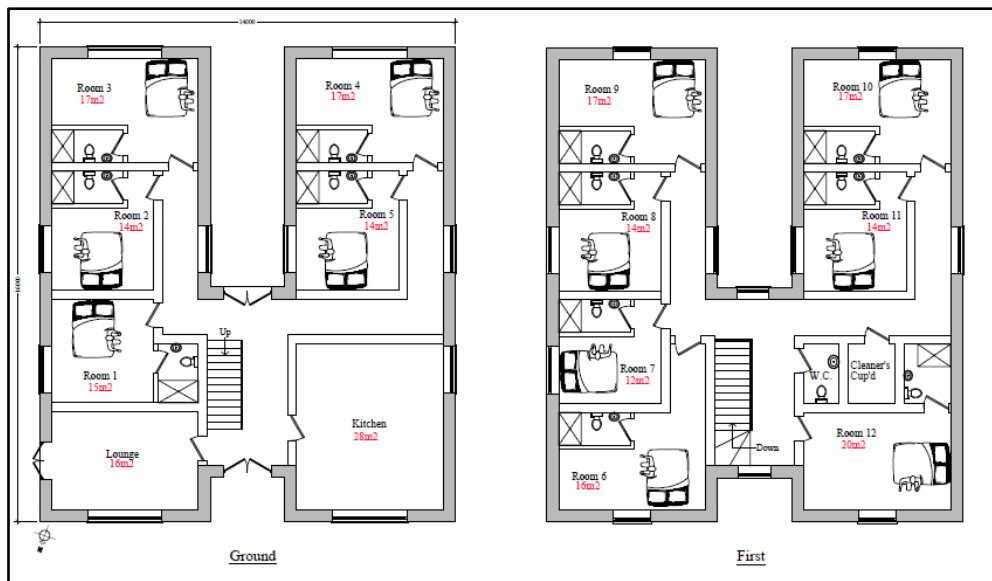


Figure 9: Floorplans

The dwelling is constructed with pitched hipped roofs in order to minimise the impact of the structure. Windows on the west side elevation that faces the proposed residential development are minimised in order to protect the amenity of future occupiers of that development.

We strongly believe that the proposals meet the requirements of The Local Plan policy EQ5 and section 7 of the NPPF.

4.00 Policy Background

The site lies within the Built up Area Boundary and does not lie within a conservation area.

Relevant planning policy considered includes:

Adopted High Peak Local Plan (April 2016)

S1 Sustainable development principles
S1a Presumption in favour of sustainable development
S2 Settlement Hierarchy
S3 Strategic Housing Development
S6 Central Sub-Area Strategy
EQ3 Countryside and Greenbelt Development
EQ5 Design and Place Making
EQ6 Built and Historic Environment
EQ8 Trees, woodlands and hedgerows
H1 Location of Housing Development
H2 Phasing Housing Development
H4 New Housing Development
CF6 Accessibility and Transport

National Planning Policy Framework

Paragraph 17 Core Planning Principles.
Section 4 Promoting Sustainable Development Principles.
Section 6 Delivering a wide choice of high quality homes.
Section 7 Requiring good design.
Section 11 Conserving and enhancing the natural environment.
Section 12 Conserving and enhancing the historic environment.

Chapel-en-le-Frith Neighbourhood Development Plan 2013-2028

H1 : Housing Allocations
H9 : Design Criteria
C4 : Walking, Footpaths and Public Rights of Way

Supplementary Planning Guidance

Residential Design
Landscape Character
Sustainable Development
Planning Obligations

Principle of Development

The National Planning Policy Framework makes it clear that housing applications should be considered ‘in the context of the presumption in favour of sustainable development’.

Paragraph 14 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan they should be approved without delay.

This site lies inside the built-up area boundary. The proposals to create a single dwelling would not require the provision of affordable housing.

The dwelling is in keeping with the surrounding properties in terms of scale, size and prominence on the landscape. The environmental impact of building, on land which is ‘brownfield’, will be minimal. The removal of the existing incongruous Agricultural Unit will improve the site and locality. Thus the proposals make a positive contribution to the site and locality in environmental terms.

The proposals to create a House in Multiple Occupation would not require the provision of affordable housing. However, HMO’s do provide for a valuable form of housing catering to a specific housing need. Thus the proposals are positive contribution in both social and economic terms.

The proposed development would constitute sustainable development identified in the Framework satisfying the 3 dimensions - social; economic and environmental.

Amenity

Policy EQ6 of the 2016 Local Plan seek to ensure that new residential development will not create unacceptable loss or suffer from unacceptable levels of privacy or general amenity. Careful consideration needs to be given to the design, orientation and siting of new dwellings to ensure that the occupiers have a satisfactory level of amenity and do not result in a loss of amenity to occupiers of the adjacent properties.

Figure 9 shows the proposed site layout in context with the proposed residential development HPK/2014/0210 and HPK/2016/0217.

The proposed HMO’s relationship with Castle Manor (127 Manchester Road) is such that only the north and east elevations have potential to cause overlooking issues. However, the distance of approximately 16m achieved between habitable windows and the 45° angle offset between these windows, ensures no overlooking issues are created.

The proposed HMO’s relationship with Castle House (129 Manchester Road) is such that only the north elevation has potential to cause overlooking issues. A minimum separation distance between facing windows of 21m is normally expected in new developments and a distance of 25m is achieved with Castle House.

The proposed HMO's relationship with the proposed residential development is such that only the south and west elevations have potential to cause overlooking issues. The west elevation of the HMO has no habitable windows. The south elevation is approximately 14m from the blank gable of plot 47.

This demonstrates that the new residential development will not create unacceptable loss or suffer from unacceptable levels of privacy or general amenity.

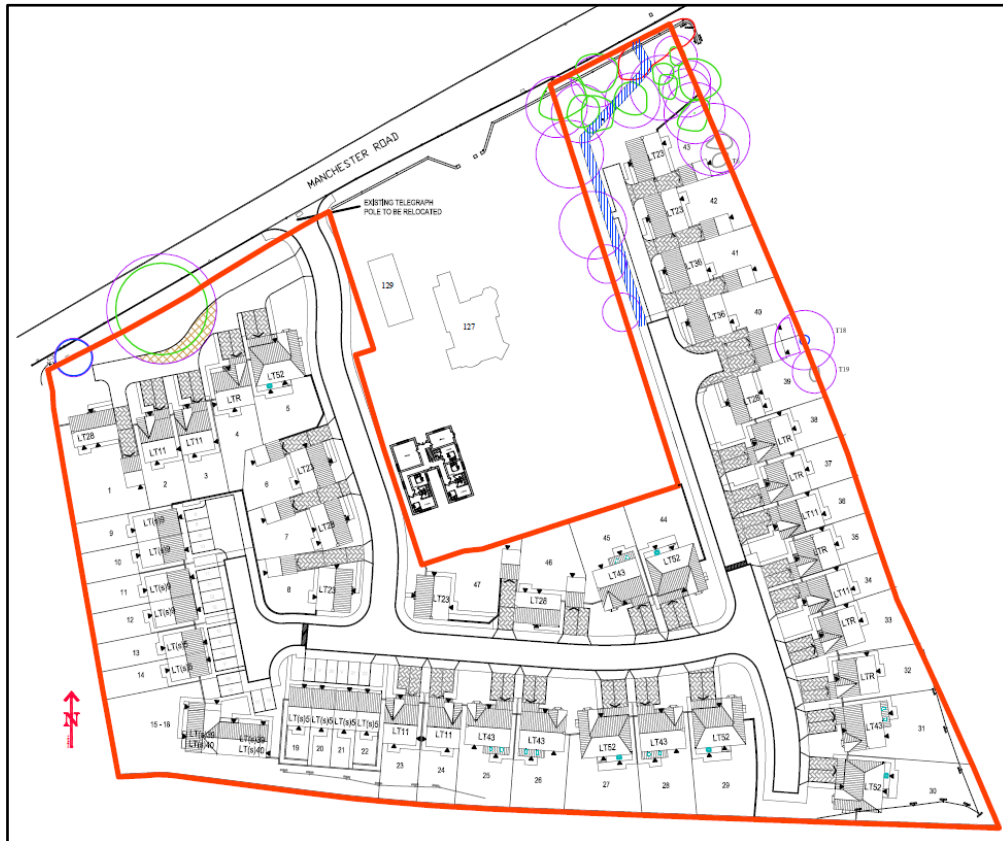


Figure 10: The site layout as proposed in context with the proposed residential development HPK/2014/0210 and HPK/2016/0217

5.00 Access

Access is currently provided to the site via an existing access towards the northeast corner of the site.

The new access road proposed under the residential development HPK/2014/0210 and HPK/2016/0217 will be used to access the HMO thus reducing the impact of the existing access.

A minimum of 10 parking spaces will be provided for the HMO.

A regular bus service from Manchester Road provides a link to surrounding villages, towns and cities and Chapel train station is within close distance. These in turn provide a link to the national railway network. The site is within easy access distance of a main trunk road and motorway links.

The site has good accessibility by cycle, on foot, by public transport and for those with disabilities. The site provides inclusive access and access for emergency vehicles.

6.00 Environmental Analysis

Site stability, contamination and soil types

The property would not be designated as contaminated land.

Sunlight and Daylight

The property will not be significantly over shaded by other buildings or trees.

Wind and micro climate

The site is only partially screened from high winds and in common with most local sites is subject to some turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site is not located in an area of flood risk.

Archaeological and historic features

No known archaeological features exist on site.

Views into and out of the site

The site has the benefit of being adjacent to attractive open areas and is sufficiently elevated with views to the Peak District hills.

Ecological and wildlife

A Phase 1 habitat survey has been conducted and a supporting report is submitted with this application.

Arboricultural

A tree survey has been conducted and a supporting report is submitted with this application.

7.00 Conclusions

It is clear from the foregoing that the proposed new HMO would constitute sustainable development as identified in the National Planning Policy Framework satisfying the 3 dimensions - social; economic and environmental and complies with policies set out in the Adopted High Peak Local Plan (April 2016).

We would therefore urge High Peak Borough Council, in accordance with Local Policy and the National Planning Policy Framework, to grant permission for this application.