

Design & Access Statement

Replacement Dwelling

Former Club House, Tunstead Milton, Whaley Bridge, SK23 9UN

November 1st 2017



Site	-	Former Club House Tunstead Milton Whaley Bridge SK23 9UN
Applicant	-	Mr P Oldfield
Agent	-	Planning Savvy
Application	-	Full Planning Permission – Replacement Dwelling
Planning Authority	-	High Peak Borough Council

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1. Introduction

1.1. Full planning permission is sought for the replacement of the Former Club House adjacent to Coombs Reservoir to continue its use for leisure use and holiday accommodation at Tunstead Milton, Whaley Bridge, SK23 9UN.

2. The Site Location & Context

2.1. The site, outlined in red on the attached plan, is at the end of a gated private track with adequate turning and parking space. It is located on level ground to the south of coombs reservoir with access off Tom Lane just 1.4 miles from Chapel-en-le Frith. The application site is 525m² and is occupied by a wooden chalet known as the Former Sea Scout Club House which has a lawful development certificate for occupation for holiday and leisure use. An existing bore-hole supplies fresh water and an existing solar power system is in operation which supplies clean, renewable energy.

2.2. The chalet is positioned on west side of the site. It is of a timber construction located on brick pillars with an existing veranda/balcony. There is an additional shed to the south (back) boundary of the site.

2.3. Although the site has views over the reservoir from within the site, it is passed without notice from the access road from Tom Lane. This is due to the topography, tree cover, distance and remote location. A railway track crosses land to the south (rear) of the site on higher ground. Tunstead Farm and Meveril Farm are at the other side of the railway line on higher ground but positioned such that no views of the development site are possible from either farm.

2.4. The site is considered to have a low probability of flooding and is designated as being within Flood Zone 1, defined by the Environment Agency of England. An up to date extract is opposite.

Flood probability

Your proposed development is in an area with a low probability of flooding

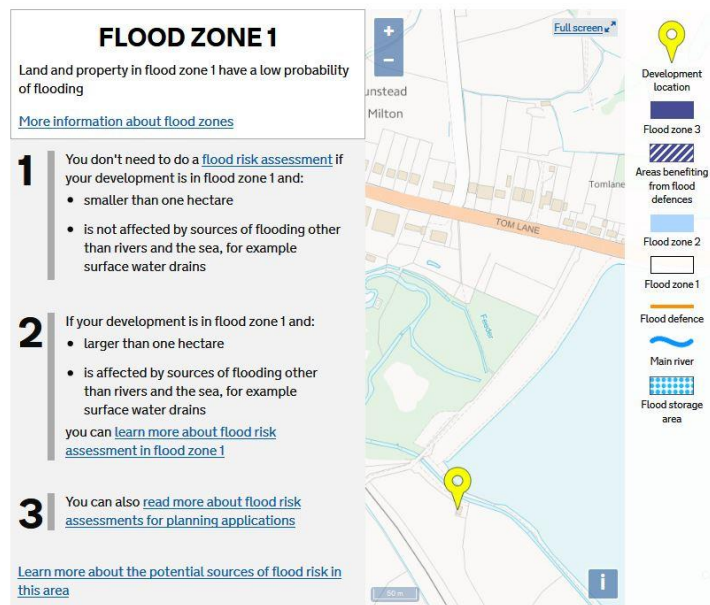


Image 1

3. Site History

3.1.

07/04/2016	HPK/2016/0020	Existing Use of Premises for Dwellinghouse	Certificate Refused
10/08/2016	HPK/2016/0351	Existing Use of Premises for Leisure & Holiday Use	Certificate Issued

4. The Proposal

4.1. The proposal is to replace the existing single storey timber building (pictured above) with a traditional 2 storey building of local materials. It will be positioned on the same footprint of the existing building and with the same orientation. There will be a marginal increase of 2m² on the footprint and the ridge height will be raised by 2m to incorporate the second storey. There is an existing shed on site which is used as the plant room and is essential for the power supply to the site. This will be incorporated into the proposed building at single storey level.

PLANNING SAVVY - Cyfannedd Uchaf, Arthog, LL39 1LX**5. Design Principles – Scale, Layout, Appearance and Materials**

5.1. The existing timber building has limited insulation properties and its construction, form and design have been overtaken by modern and ecologically sound building techniques and energy solutions. A more robust and sustainable construction in local materials with improved insulation properties can be achieved on the site and will improve the visual character and build quality of the district. The Applicants have chosen a modest scale and design for the proposed development which will occupy the same footprint as the original building.

5.2. In terms of scale, the original footprint (including the existing plant/workshop) covers an area of 82m². The proposed dwelling will cover a ground area of 84 m². The design utilises the roof space for accommodation at second floor level and by building from the existing ground level will limit the external ridge height to just 6.4m, only 2m over the original ridge height.

5.3. A survey of local styles on the Manchester road and at recent approved development at Tunstead Farm shows that rendered blockwork with local stone quoins under a slated roof is appropriate to the local character. The balconies are a replacement to the existing. The proposed ground floor veranda will be lower than the existing veranda and the first floor veranda will be 1.3m above the existing, which is a modest increase in height.

5.4. The local materials used in the design will be less maintenance dependant and will contribute to quality and character of the area.

5.5. The orientation of the roof ridge will also be the same and given the modest height will not break the skyline as can be seen right (taken from the track leading to Tunstead & Meveril Farm houses). The footprint of the proposed dwelling is virtually the same as the original and is located on the same position.



Image 2

5.6. The scale and appearance of the design have been carefully considered and will be fitting and appropriate in scale and design for the location. As described the proposal is modest in scale and will sit well within the landscape.

6. Highway Safety - traffic movement to, from and within the site

6.1. There is an existing adequate supply of parking and turning areas off the highway and therefore there will be no additional car use as a result of the development. The access gate is set well back from the highway so that cars can pull off to open the gate or park there and turn without the need to reverse onto the highway. The track from the B5470 / Tom Lane, (also known as the Manchester Road), is single track and traffic moves slowly. There is an adequate visibility splay for traffic entering and leaving the application site.

7. Local Amenity – Overlooking, Privacy, Visual Amenity, Noise Nuisance and Parking -

7.1. The image below shows the entrance to the site and a view across Coomb's Reservoir to the north east. The new Coomb's Sailing Club House can just be made out through the trees.

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Image 3

7.2. The two images below are taken from within the site facing north. These demonstrate the extent of views from within the site and that views of other properties are limited due to the tree screening from the north.



Image 4



Image 5

7.3. Views to the south of the site are also screened by trees and as the ground raises to the south, there are no views of any properties in a southerly direction. The site location plan confirms the lack of neighbouring properties to the west and the east of the application site.

7.4. The image below show there are limited views to/and or from Tom Lane / Manchester Road.



Image 6 - from 'google streetview'

7.5. The west side of the reservoir wall can be seen opposite to the left of the picture. The track entrance is by the small stone barn on the right of the picture next to the gate.

7.6. Image above is taken from the B5470 / Tom Lane. The application site is not visible from this position.

7.7. Image 7 is taken from about 400ft east of image 6. This also shows there are limited views to/and or from Tom Lane / Manchester Road. We could find no views of the site in between due to the tree screening.

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Image 7 - from 'google streetview'

7.8. Above the east side of the reservoir wall can be seen with track out of site below the wall and water level. It is unlikely that there will be any loss of amenity to the occupants of properties on Tom Lane as a result of the development at the Former Club House.

8. Other Matters

8.1. A letter of representation in response to former application HPK/2016/0351 was received by the LPA from a tenant at Tunstead Farm. She expressed concerns about future development summarised below.

- Vehemently objects to redevelopment of the site
- Substandard utilities
- Noise disturbance to neighbouring properties
- Insufficient parking
- Social Events

8.2. From image 7 above, it can be demonstrated that there is less visual impact from the development site than from Tunstead Farm where the objection originated. Further, image 8 from Bing, shows the scale of the development site in relation to the surrounding area. The objection site is to the west on the other side of the railway track, on higher ground.



Image 8

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- 8.3. Images from public planning file HPK/2016/0205 demonstrate the views from the objection site (Tunstead Farm) and it can be noted that there are no views of the development site from this property. Part of Coombs Reservoir can just be seen at the centre of the image but the application site is out of view.

*Image 9*

- 8.4. The Former Club House is self-sufficient in utilities and provides its own licenced drainage. There is ample private parking and given its existing use there is no evidence that any additional danger as a result of the development will occur. With regard to noise nuisance to neighbours, given the distances from any other property it is unclear which neighbours are being referred to. There is no valid reason to suppose that any additional noise will occur from the application site as a result of the development. Therefore, there is no reason to suppose that tenant of Tunstead Farm will suffer any loss of amenity from noise pollution as a result of the development.
- 8.5. It is not clear what the objector meant by nuisance as a result of social events but it implies that it was feared that commercial events would take place on the site. If this is the concern, planning permission would be needed for commercial events to take place on the site and we can confirm that no such plans are in place for such events at the present time. There will be no adverse visual impact or noise nuisance to the occupants of Tunstead Farmhouse as a result of this development.

9. Principle of Development

- 9.1. The proposed development is small in scale, the design is in keeping with local area and is sensitive to the environment and visual character of the location. The proposed materials are appropriate for the site and will result in a visually pleasing development. The improved insulation properties of the building and existing self-reliance on renewable resources for energy, more than puts the scheme in the category of sustainable. As such there is a presumption in favour of this development under the Local Plan and the National Planning Policy Framework.
- 9.2. Even though the site is visually unobtrusive, the improvement to the proposed building will improve the general visual character of the area and cause no significant landscape harm.
- 9.3. The site has a lawful use for occupation for holiday and leisure use. A replacement dwelling therefore, on this site will improve the housing stock of the area, albeit for a holiday and leisure use only.

10. Conclusions

- 10.1. The existing unobtrusive nature of the application site will be retained, neighbouring amenities will not be harmed and the landscape character is protected. There will be no reduction in highway safety as a result of the development. The proposal is in accordance with the Local Plan and the National Planning Policy Framework. As such, planning permission for this development is acceptable.

PLANNING SAVVY1st November 2017