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Design Statement

Date: 25.02.2021

Property:
39 Station Road, Hadfield, Glossop, SK13 1DB

Proposed change of use to hot food takeaway (Sui Generis - previously A5)

Site location:

39 Station Road, Hadfield, Glossop, SK13 1DB. The application site is a commercial premises within a terraced row comprising a mix of residential and commercial uses. Historically the site was occupied by a vacant A1 unit at ground floor and a residential flat at first floor. The application HPK/2017/0416 granted permission for the change of use to a hot food takeaway in April 2018. The flat is independently accessed via an external staircase that is positioned under a covered yard that runs between the ground floor of no.39 and no.41 Station Road. The site falls within the built up area boundary of Hadfield and is not within the conservation area.

Proposed development:

The proposal seeks to maintain the use as a hot food takeaway business (Sui Generis - previously A5) HPK/2017/0416 condition 7 gives a temporary two calendar year consent for its operation, the client would like to apply for the permanent use as the business has not impacted the residential amenity. The approval was granted on the ground of the minimal environmental impact upon the locality due to the minimal external alterations and its sustainable location. This point still stands and the proposal enhances the consumer offer within Hadfield.

Ref: 3026