

Design, Access and Heritage Statement

August 2022

***New access door to front elevation, re-configure existing first floor flat,
new second floor flat and rear extensions at
152 Station Road, Hadfield SK13 1AA***

- **Applicant**
M. Hussein
- **Planning Authority**
High Peak Borough Council
- **Proposal**
New access door to front elevation, re-configure existing first floor flat, new second floor flat and rear extensions
- **Location**
152 Station Road, Hadfield SK13 1AA
- **Agent**
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The Old Co-Op Building
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Hayfield
High Peak
SK22 2JE*

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1.00 Background

The property lies within the Built up Area Boundary and not within a Conservation Area.

The site area is 150m². The site is fairly level and there are no trees on site.

The property functions as a shop (Class E (a)) on the ground floor and a 1 bedroom flat on the first floor.

2.00 The Proposal

This application seeks consent for a new access door to front elevation; re-configure existing first floor flat; new second floor flat and rear extensions

3.00 Design

The proposals require the use of external materials: the new walls will be rendered to match the existing render, flat roof cover will be felted, new windows and doors will be PVCu.

4.00 Amenity

The 2016 Local Plan seeks 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 development to ensure that the occupiers have a satisfactory level of amenity and does not result in a loss of amenity to occupiers of the adjacent properties.

The proposals cause no overlooking or amenity issues for neighbouring properties in this dense residential/mixed use area.

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

5.00 Planning Policy

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.

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.

The proposals to create a new 3 bedroom flat that would not require the provision of affordable housing. However, this type of new dwelling does provide a valuable form of housing catering to a specific housing need. Thus the proposals are a positive contribution in both social and economic terms.

Furthermore, this would contribute to HPBC’s housing target which they currently have not met.

6.00 Access

Access is provided to the property via a new door on the front elevation.

No off road parking is available for the property.

The property has excellent access to, and is in close proximity to regular bus and rail services from Hadfield. These services in turn provide a link to surrounding villages, towns and cities and 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.

7.00 Heritage and Conservation

The does not lie within a conservation area and no heritage assets are affected by the proposals.

8.00 Conclusions

It is clear from the foregoing that the proposed flat created by the proposals 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.