
From:
Sent: 21 October 2022 16:30
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2022/0353 Site Address: Zion Methodist Church Simmondley Lane Simmondley Glossop Derbyshire SK13 6NS Glossop Comments by: Dave BennettN/A

From:
23
Simmondley Lane
Simmondley
Glossop
Derbyshire
SK13 6NR

Phone:

Email:

Submission: Objection

Comments: ¿ A Design and Access Statement has been provided. According to CABE advice in Design and Access Statements

- o All homes should have level access
- o Roads and footpaths should have gradients suitable for people with limited mobility

There is no reference to designing for disabled people in the Design and Access Statement. There is very little detail on accessible design and no reference to the High Peak Local Plan which states in section in the New Housing Developments, H3e that the council will be:

¿ ¿Supporting dwellings designed to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the all the proposed new homes should be to Building Regulation M4(2) accessible. At least one property on fronting onto Simmondley Lane has a number of steps up to the front entrance. So the application does not meet the High Peak Local Plan policy.

¿ No comments from DCC highways have been provided yet. These will be essential to determine whether increased access for vehicles onto Simmondley Lane can be provided safely

¿ The design provides for 3 storey houses along the frontage to Simmondley Lane with gables fronting onto the Lane. This is not in keeping with the style of properties on the Lane in this area, all properties are two storey without gables fronting onto the Lane.

¿ There is clearly a conflict over the right of vehicular access to the site for the proposed dwellings that do not front onto Simmondley Lane. It is contended that Adderley Place is a private road with no right of Access for vehicles to the Zion Methodist site and therefore the vehicle access to these properties. Until the right of access is established there should be no Planning Approval for dwellings that cannot have direct access to parking spaces within the site.

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