

Access Statement

Ref: PP-11572071

<i>Location</i>	85a Simmondley Village, Glossop, Derbyshire, SK13 6LS
<i>Applicant</i>	Nicholas Scott
<i>Introduction</i>	This access statement has been prepared in respect of a planning application as the home-owners are seeking to erect a single storey, timber-framed home office within the curtilage of the garden. The site is located within a conservation area and as the structure will be located separate to and at the 'side' of the existing property within the site boundaries, planning permission is required.
<i>Description of property / site</i>	The existing property is a semi-detached house which has two distinct parts. The original cottage dates from around 1800-1850 and the dwelling was extended around 1950 which more than doubled the overall size of the property. The property extends to two floors at the front of the property and three floors at the rear, facilitated by the slope of the site. The site plan is included in the planning application.
<i>Explanation of design principle & concepts</i>	The key aims of the proposed development are to: a) provide a small home office on an unused part of the site; b) minimise the visual impact of the structure to other local residents; c) be sensitive to the existing buildings & structures in the immediate area; d) to reflect design features of the main dwelling; and e) provide contemporary connectivity and insulation to ensure efficiency in the use of the structure.
<i>Description of intended use of proposed development</i>	The proposed structure will be used solely as a home office for one of the residents at the property. The home-owner's employer allows a hybrid working arrangement and as such some work can be conducted remotely from home. All related activity is conducted over the phone or through the internet. No other business activities will be conducted from the structure and there will be no business-related visitors to the property / home office.
<i>Description of layout of proposed development</i>	The structure will be rectangular in layout (see dimensions below) and will contain: desk, desk chair, easy chair and computer equipment. The home office will be connected to the main dwelling's main electricity and wi-fi. The structure will include four windows and a stable door, designed to reflect the design of the windows and rear door of the existing dwelling. The layout and alignment will also allow for a visual connection with the front door of the property so that visitors can be seen.
<i>Details of the scale of proposed development</i>	The overall structure will be 3350mm on its longest length including roof overhang and 2120mm max width. The wooden structure which makes up the external walls without roof measures 3200mm x 2000mm.

	It's max height is 2500mm. Diagrams containing these measurements are included in the planning application.
<i>Appearance of development</i>	The single-storey structure will be timber-framed, fully insulated, and clad in 'oak feather board' with a black-painted, corrugated tin roof. The structure will be sited on a concrete base disguised under wooden sleeper-type footings and mostly flush to the existing drive (save to accommodate the gentle slope of the site). All design features have been considered to be sensitive of and contribute to the overall look and feel of the surrounding village and existing dwelling.
<i>Explain how the local context has influenced the overall design</i>	The Simmondley Village Conservation Area Assessment document (dated 2014) was considered in the completion of this statement. The old part of the dwelling was considered a 'positive building', the newer part was not considered positive or negative. A rear-facing oak-framed balcony was added in 2019 at first floor level. The rear garden contains a timber framed shed. The driveway and path at the front of the property have gates constructed from solid oak timber. The existing dwelling contains wooden flush casement windows in 'French Grey' – these will be reflected in the design of the proposed development.
<i>Local consultation</i>	There are two local homes who will have limited sight of the structure. The Barn, 91, Simmondley Village to the South South-East over the far side of the lane – this property technically overlooks the structure but has little direct sight line. The Weavings to the North North-West is technically overlooked from the gable end window but by some distance and there are fence and foliage obstructions which restrict direct overlooking. Both homeowners have been verbally consulted on this proposed development (on 3/10/22) and neither raised any objections or concerns and were in fact happy for the development to proceed subject to planning consent. Other properties in the immediate vicinity are obscured from the development.
<i>Previous alterations to property</i>	The property has had two additions in recent years. An open, oak-framed porch was added to the front of the property, over the front door (within permitted development requirements in 2016). A rear-facing oak-framed balcony was added 2019 with access from first floor lounge (planning permission was granted for this development).