

CONVERSION OF BUSINESS UNIT TO HOLIDAY LET AT FORMER HIGH PEAK DENTAL CARE ECCLES ROAD CHAPEL-EN-LE-FRITH

Design and Access Statement

Location

The site comprises a two storey building on the south side of Eccles Road at the junction with Cross Street, previously forming part of a dental practice.

The ground floor is currently linked internally with the neighbouring building to form a larger unit. The remainder of the unit is being converted to residential use in accordance with approval under application ref. DET/2022/0015.

The proposal

The proposal is to convert the unit to form a holiday let for short term occupation. The shop fronts with their original features will be retained.

Design and Scale

No external alterations are proposed. This is not a primary shopping area, so the slight reduction in the commercial frontage, will not represent a significant change in the character of the street.

The unit will have floor area of 41m². Although this falls below the minimum floorspace as set out for a two storey dwelling in the Nationally Described Space Standard 2015, It is not considered that this should apply to a holiday let, where occupants will not require the same level of amenity as would be required for permanent occupation.

Access

Given the location, close to the town centre and car parks, the absence of parking space is not considered to be an important consideration. There is good accessibility within a short walking distance to all community services and public transport facilities.

Vehicle movements and parking demand will be less than that generated by the current use.