HIGH PEAK **ARCHITECTS** LTD

Second floor, Wharf House, Wharf Rd, Whaley Bridge, High Peak, Derbys SK23 7AD
Telephone: 01663 719717 Web: highpeakarch.com Email: hpa@highpeakarch.com

STATEMENT

3 Craig Drive, Whaley Bridge
HPK/2021/0353 Single Storey side and single storey side and rear extension.

VARIATION OF CONDITION APPLICATION

April 2023

Ref 1722. Db.02

This statement is to accompany the application for variation of condition 2 and removal of condition 4 of the approval for extensions at 3 Craig Drive.

Condition 2 states:
The development hereby permitted shall be carried out in accordance with the following approved plans: 1722.PL01, 1722.PL04A, 1722.PL05, 1722.06A, 1722.PL07.

Condition 4 states:
Prior to the application of any external render, details of the colour and texture of the render shall first be submitted to and approved in writing with the Local Planning Authority. The development shall proceed in accordance with the approved details.

This is a part retrospective application for an amendment to drawing 1722.PL04A; the existing and proposed site plan. Drawing 1722.PL04 revision B is submitted instead.

In addition, we are submitting 1722.PL06B instead of revision A with amendments to the elevations due to the omission of render.

Site Plan – changes to front and parking

The initial proposal for the front of the house was to remove most of the driveway and put in a level area for parking then sloped pathway and steps down to the house. There would have been a series of retaining walls. This was difficult to achieve due to the levels and has now been simplified; it is proposed to keep the existing driveway, and a new retaining wall to the side on the line of the existing retaining wall, will allow level parking of one car in a parking area. Access to the parking area necessitates the extension of the pavement dropped kerb.

The existing crossover is 3.8m wide plus the 900mm kerb pieces sloping up which gives a total of 5.5m. A further 5.5m width is proposed to allow access to the new parking space.

There will still be 2 spaces proposed: one on the driveway and one at the parking space.

Work has started, and the retaining wall is constructed. The retaining wall has been built out of stone; the existing retaining wall between no 3 Craig Dive and number 5 is stone. The surface of the parking space will be tarmac.



Photograph showing existing driveway retained, retaining wall and parking space (unfinished).

Proposed Elevations – omission of render

Due to cost constraints, the proposed render has now been omitted. This affects both existing walls and new walls.

The external finish is now brick throughout, except where there were existing small panels of cladding. The front elevation remains as existing. The clay hanging tiles on the rear where not in good enough condition to retain, and have been replaced with white upvc panelling to match the existing front. On the rear elevation, where openings have been adjusted, the existing bricks retained from demolition have been used so they match exactly.

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