

PLANNING, DESIGN & ACCESS STATEMENT

**PROPOSAL : DEMOLITION OF TWO EXISTING BUILDINGS AND
ERECTION OF REPLACEMENT RETAIL / STORAGE
BUILDING, PARTIAL DEMOLITION AND ALTERATIONS
TO EXISTING TRADE COUNTER BUILDING AND
AMENDMENTS TO FRONT BOUNDARY WALL AND
ACCESS**

**ADDRESS : MARKOVITZ BUILDERS MERCHANTS LTD, PARK
ROAD, HADFIELD, SK13 2AH**

APPLICANT : M MARKOVITZ LTD

DATE : MAY 2023 JOB No. : 2019-2480

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by M Markovitz Ltd to prepare and submit a full planning application for development at Markovitz Builders Merchants Ltd, Park Road, Hadfield. The proposals comprise of the demolition of two existing buildings and the erection of a replacement retail storage building, partial demolition and alterations to the existing trade counter building and amendments to the front boundary wall and access. The application is accompanied by drawing numbers 2019-2480-13A, 2019-2480-17, 2019-2480-20C, 2019-2480-21A, 2019-2480-22, 2019-2480-23, 2019-2480-24A and 2019-2480-25 all of which should be read in conjunction with this statement.

2.0 SITE DESCRIPTION

The application site comprises of an irregular shaped parcel of land circa 0.9 ha which lies on the north eastern side of Park Road, on the eastern outskirts of Hadfield. The site itself, which is currently and historically, used as a builders merchants contains a number of buildings. These comprise of a two storey buff coloured brick building situated near the front of the site which is used as a the trade counter and retail unit, four detached mono pitched buildings which are sited more centrally within the site and a larger portal framed building currently used as a storage building which lies contiguous with the north eastern boundary of the site.

Access to the site is directly off Park Road with parking to the front of and immediately around the trade counter building with the area between this building and the larger portal framed storage building being used as a yard/external storage area. Overspill and staff parking is located on a lower level along the north western perimeter of the site. The site is surrounded by residential development to the north east and south west. For the purposes of the development plan the application building lies within the development boundary with the rear of the site where the larger portal framed building is located being within the Green Belt.

3.0 PROPOSAL

This is a full application which seeks consent for the following work:

1. The demolition of two existing monopitched buildings (rereferred to hereafter as buildings 2 and 4 on the site plan) and their replacement with a single replacement retail / storage building. The replacement building which would measure 30m x 7.5m would be located partially on the site of building 4 and would be constructed from a steel portal frame which would be clad in powder coated steel profiled sheeting to the walls (goosewing grey) and roof (anthracite grey). The north west elevation of the building will be blank whilst the south east elevation will be fitted with three full height glazed openings. Pedestrian access will be provided on the south western gable with pedestrian and vehicular access in the north eastern gable. Two thirds of the replacement building will provide a retail / trade counter with the remaining third providing storage facilities. The

existing yard would be extended over the area currently occupied by building 2 to provide 3 customer parking spaces with an Armco barrier fitted above the existing retaining wall for safety.

2. The existing trade counter / storage building at the front of the site (hereafter referred to as building 1) will be altered with a number of previous additions including the front entrance porch and stepped approach removed so that it can be used solely for storage / warehouse purposes.
3. In addition to the above the application also seeks alterations to the front boundary wall and improvements to the existing access arrangements.

The aim of the above is to provide better facilities for both staff and customers.

Planning permission for the demolition of 5 of the existing buildings on site, including the existing retail unit/ trade counter and replacement with a single larger building to consolidate operations at the site was approved in February 2020 under reference number HPK/2019/0460. A subsequent S73 application which sought a variation to this application for alterations to the external appearance of the building and the inclusion of a front porch with associated layout revisions was approved under HPK/2021/0466.

A separate application which sought to retain the existing trade counter building but to alter and extend it (both single storey and two storey) was also approved in August 2022 under application reference HPK/2022/0026.

All of these permissions remain extant and are therefore material planning considerations in the determination of this application which should be afforded significant weight.

4.0 ASSESSMENT

The key issues for consideration in the determination of this application are considered to be the principle of development, impact upon the character and appearance of the application site and valued characteristics of the wider surrounding area, residential amenity and highway safety.

Principle

Both the National Planning Policy Framework and the adopted Local Plan seek to create conditions in which businesses can invest, expand and adapt, with significant weight placed on the need to support economic growth and productivity. Furthermore the use of previously developed land and sites that are physically well-related to existing settlements should be encouraged.

The application building clearly lies on a brownfield site which is located within the development boundary. The floor area of the existing buildings on the site is 557 sq metres (existing trade counter / retail building has a floor area of 367 sq metres, building 2 23 sq metres, building 3 63 sq metres, building 4 24 sq metres and building 5 80 sq metres). The current scheme would result in the demolition of 45 sq metres from the existing retail building (building 1) and the loss of buildings 2 and 4 which have floor areas of 23 sq metres and 24 sq metres respectively. The proposed new building would have a floor area of 225 sq metres resulting in a cumulative floor space of built development of 690 sq metres which represents an increase of 133 sq metres. The application building clearly lies on a brownfield site which is located

within the development boundary. The principle of redeveloping the site is therefore acceptable in principle especially having regard to the fact that the Local Authority have already accepted this through the extant permissions HPK/2019/0460, HPK/2021/0466 and HPK/2022/0026. Whilst the retail area would now be contained within a standalone building it would actually be smaller in area than that previously approved. As such the proposal complies with Policy E1 of the Local Plan as well as national guidance in the Framework subject to consideration of the detailed matters below.

The principle of the proposed development is therefore acceptable especially having regard to the fact that the Local Authority have accepted the need for the site to be redeveloped through the extant permissions referred to above.

Design / Impact on the character and appearance of the area

The proposed development would result in the demolition of two mono pitched buildings and the partial demolition of some unfortunate and unsympathetic additions to the main building at the frontage of the application site. This would result in a positive enhancement to the application site and wider surrounding area.

The replacement building is considered to be appropriate in terms of its overall size, scale, form, design and materials and would not be out of keeping with the character or appearance of the area. The proposed works to the front boundary wall and existing access arrangements are the same as those previously approved and have already been held to be acceptable by the council.

Amenity

The proposed replacement building is single storey in nature and therefore would not have any detrimental impact upon amenity currently enjoyed by the occupiers of any of the surrounding properties especially having regard to the fact that the site is occupied by an existing building, the established use of the site and intervening distances.

It should be noted that the business has traded from the site for several years and there are currently no planning conditions or restrictions which would limit its use 24/7. The previous permission which sought to replace the existing building with a purpose built structure imposed a restriction on operating hours and deliveries which is considered to be unduly restrictive. Having regard to the established use of the site and the fact that the proposal seeks a very modest extension to its use it is considered that no restriction on operating hours should be imposed.

Highways

The application site will continue to be accessed via the existing arrangement onto Park Road. The proposed improvements, which include the removal of the straight section of wall to the south west and replacement with a curved wall and alteration to land levels were approved as part of the previous applications and have been considered to be acceptable.

The site is located within a sustainable location with good access links from the local road network. It is also accessible by public transport being easily accessible on foot, close to dedicated bus routes and in walking distance of the town's railway station.

5.0 CONCLUSION

This application should be considered in the context of the presumption in favour of sustainable development as confirmed by paragraph 11 of the National Planning Policy Framework. Given the fact that the application site relates to a brownfield site within the development boundary the proposed developments sought as part of this application are considered to be acceptable in principle. The replacement building is considered to be of a size, scale, form and design which is in keeping with the area and which would have no detrimental impact upon residential amenity or highway safety. In addition the economic and social benefits which would be provided by the proposal in terms of additional employment opportunities should also be noted. The proposal represents sustainable economic development of a type that is encouraged by the NPPF and the High Peak Local Plan. It will support jobs and strengthen resilience to the economic base of High Peak. As such the proposed development is considered to accord with policies S1, S1a, EQ1, EQ6 and CF6 of the adopted local plan as well as wider guidance contained within the NPPF. The council is therefore respectfully requested to approve the application without delay.