

Design and Access Statement for 8 Oak Close, Chapel-en-le-Frith. SK23 0NL

Under section 2 part 1 class Ref HPK/2023/0302, The refusal sighted two reasons for rejection:

- The proposed extension and conversion of the garage , which would be attached would cumulatively result in an enlarged part of the dwelling house would not meet the limitations set out in A.1(f) and (j) for permitted development
- The proposed alteration and improvement of an existing outbuilding to form habitable accommodation , would be above and beyond what could be incidental to the use of the dwelling house. Therefore , the alterations to the outbuilding would be beyond the scope of permitted development under Schedule 2 Part 1 Class E

Due to the above it has been necessary to submit a House Holder Planning Application as there is no restriction as stated above as the whole application is a conversion of an existing garage together with an extension being added to replace an old conservatory. This is linked to the garage to provide access to the bedroom

The garage is converted to provide a bedroom and En suite shower room. The Kitchen and day room are added to replace the conservatory

The existing driveway remains unaltered providing space for the minimum required 2 spaces for a 3 bed unit. There may even be room for 3 spaces depending on the size of the cars being parked. This will satisfy any highway concerns for off street parking.

None of the above effects the adjoining neighbour as the roof over the bedroom area remains a flat roof and the brickwork superstructure remains unaltered.