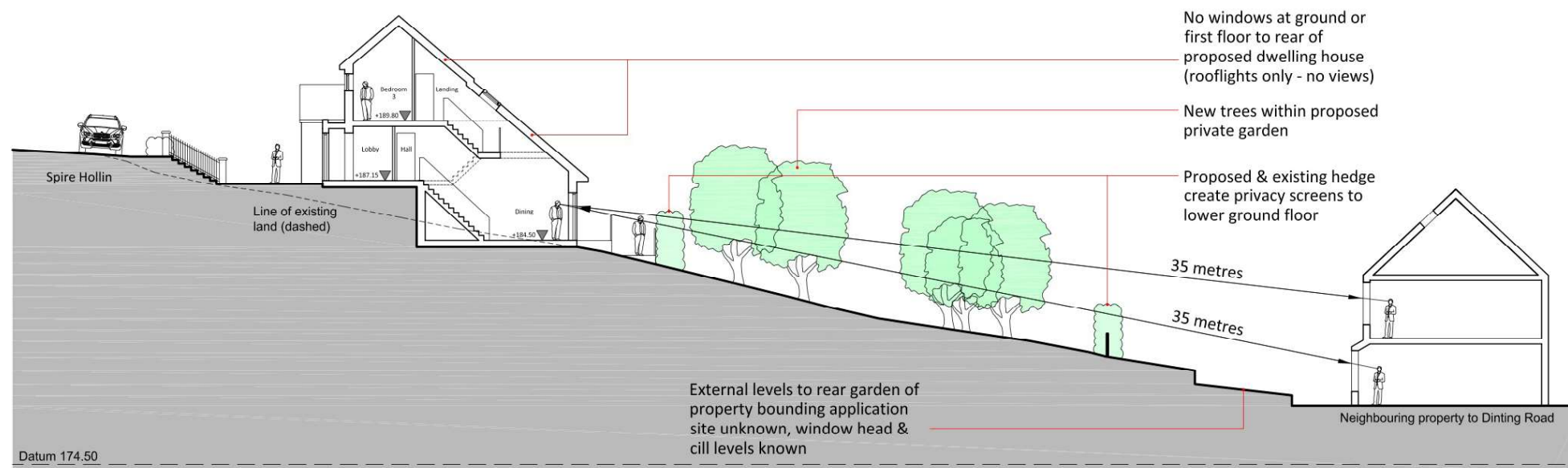
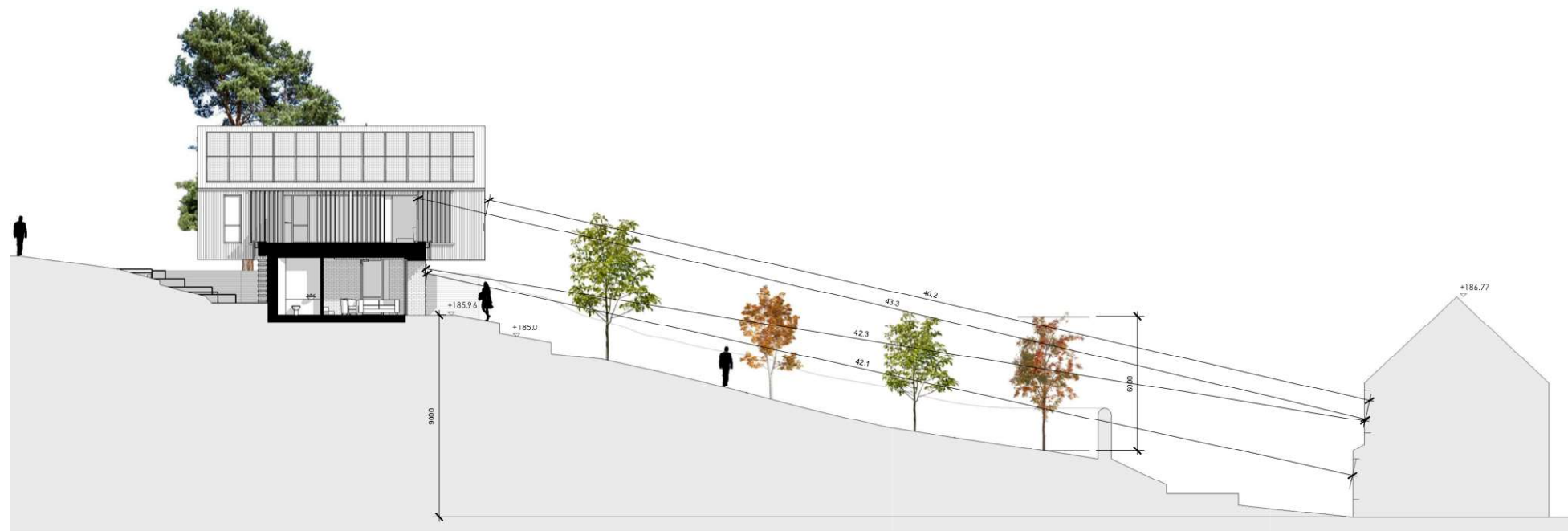


7.0 Comparison with Approved Scheme II



APPROVED SITE SECTION



PROPOSED SITE SECTION

Separation Distance

The approved scheme located the house further south down the site, positioning it closer to the neighbouring property at 20 Dinting Road. As can be seen on the drawings opposite, the approved scheme had a separation distance of 35m from the rear facade of that neighbouring property.

The proposed new development has a smaller footprint and positions the building further up the site closer to the road. This increases the separation distance significantly to 42.1m at the lower level, 40.2m at the upper level and 43.3 from the roof garden.

The High Peak Residential Design Supplementary Planning Document SPD2, states in paragraph 8.6.1

"As a guide a distance of 21 metres between habitable room windows of adjacent properties will provide an acceptable level of amenity. Where changes in levels on site are evident or where taller buildings are present, these distances should increase by 1 metre for every 0.5 metre difference in height between the smaller to the taller building. Strict application of these standards can however restrict a creative response to site layout and frustrate designers; the Council is therefore open to applicants with a more flexible approach based upon design principles rather than standards."

The proposed development sits 9m higher than the neighbouring property at 20 Dinting Road. Applying the above guidelines would result in a separation distance of 39m (21m + 18m) between habitable room windows.

Consequently the separation distance requirement is not only met but exceeded - significantly so at the lower level and at the roof garden level.

Notwithstanding this, new trees will be planted adjacent to the boundary line to screen the windows and protect the privacy of the residents on both sides.

8.0 Summary

This Design and Access Statement has been put together to outline the design process which has been undertaken whilst developing the proposals set out in the planning application. It explains the approach that has been taken in order to establish a high-quality, environmentally conscious development that enhances its setting and references the local context.

The proposed scheme is the culmination of a rigorous design process that has assessed both the existing site, the wider setting and the surrounding landscape. This analysis has directly informed the proposed architectural response and has resulted in a highly distinctive yet contextual new home that is very much of its place.

The design acknowledges the area's agricultural history and heritage through its materiality and aesthetic whilst using the topography and orientation to develop a low-energy, sustainable building that adopts 21st century environmental technology. The outcome will be a house close to net zero that has minimal impact on the site or the environment whilst increasing the amount of biodiversity through the planting of new trees and hedgerows.

The scale, proportions and size of the proposed development align with the adjacent residential properties and it is significantly smaller than the previously approved house. It is positioned further away from the neighbouring houses and exceeds local policy separation distances.

We therefore consider this an appropriate development that should be supported by the local authority as a way of demonstrating how new one-off houses can be designed as low impact, low-carbon buildings without having a detrimental impact on the context, natural environment or wider community.

