

Planning Statement

66 Chunal Lane, SK13 6JX

Provided by Architectural Solutions Limited - 04/04/24

Introduction

On behalf of Mr. Kelly, we are seeking approval for a new vehicular/pedestrian access point and the addition of a new double garage at No. 66 Chunal Lane, Glossop. The previous consent (ref. HPK/2019/0076) for the access and driveway has expired, and this application aims to renew it with the addition of the garage.

Site Context

No. 66 Chunal Lane is situated at the end of a row of terraced properties in Charlestown, south of Glossop. It features a large triangular garden to the front, partly within the Green Belt. An outbuilding stands at the rear of the property, with a steep incline behind it.

Application

The proposal seeks to create a new vehicular/pedestrian access and driveway from Chunal Lane along the south-eastern boundary of the site. This access point will replace the existing steep driveway and separate pedestrian pathway that lead to the front of the property.

The new driveway will align with the existing garden level and measure approximately 2.8 meters in width. It will provide convenient access to the rear of the terraced properties, where outbuildings are located, and will include an area of hardstanding for vehicles to maneuver.

The driveway functions as a shared passageway to the rear of the terrace, providing convenient access for all the occupants and offering benefits to every resident.

The proposed driveway entrance will be relocated further up Chunal Lane, resulting in a higher elevation. This adjustment, combined with the increased length of the new driveway, will significantly reduce the gradient, making it safer for all users.

The proposed changes will not lead to an increase in the number of car journeys made to or from this address.

As noted, this has been previously approved and should be read in conjunction with application HPK/2019/0076.

The driveway falls within the greenbelt but we believe the merits of this element of the application warrant the development within the greenbelt.

Additionally, and outside of the greenbelt, a new double garage with electric car charging points will be constructed at the front of the property at road level. This will provide good access to the highway and provide much needed space to charge electric vehicles.

To enhance safety, the garage entrance, situated near the existing driveway entrance, will incorporate pedestrian visibility splays, significantly improving visibility when entering and leaving the site.

The external walls of the garage will be built using natural stone to match the existing highway frontage, ensuring a cohesive appearance. A living 'green' roof with sedum plants will be installed on top of the garage, contributing to the natural habitat and enhancing the visual appeal of the structure.

Conclusion

The proposed relocation of the vehicular/pedestrian access and the addition of a new garage at No. 66 Chunal Lane will improve safety and access to the terraced properties. The careful consideration of materials and design ensures that the new elements will blend harmoniously with the existing surroundings.