

DESIGN AND ACCESS STATEMENT

Proposal: RETROSPECTIVE CHANGE OF USE OF STABLE TO GRANDPA/GRANDMA ANEX

ADDRESS: 218 Buxton Road, Furness Vale, High Peak SK23 7PX

Date: 12/05/2024

Context of the site: -

The stable lies within the village of Furness Vale and belongs to 218 Buxton Road. The shed is located at the rear of No 218 Buxton Road and accessed from an existing driveway between No 218 and 220 Buxton Road. This driveway provides Vehicle and pedestrian access to the rear of the existing houses and the fields above. The field (indicated in blue on the site plan) is also in the ownership of the applicants.

The existing stable site is not located within the greenbelt, conservation area or area of 'Special Biodiversity Interest'. The site is sloping down from the field above, down to back of footpath. The development site is however reasonably flat. There are no overlooking privacy issues.

The site is not located in the greenbelt a greenbelt extract attached

Conversion to Grandpa Annex

The application is for the change of use of the stable to a grandpa/grandma annex which will be ancillary to the use of 218 Buxton Road. The applicant is 71 years old, and his wife is 78 years old. The stable was converted 4.5 years ago, and both grand parents have been living in it for that long. The applicant's grandson has moved into the main home (218 Buxton) with his family. Both grand parents have their privacy whilst the grandson and his family check in on them regularly and for regular cleaning.

Materials

The materials to be used are timber cladding and timber framed windows.

Waste management

Waste management is the same as with 218 Buxton Road. The grandson collects the waste and adds to that of the main house.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd

