

After seeking HPBC pre application advise prior to application, the opinion was, and the preferred usage of the land was judged that a small dwelling with a Street characteristic design would be the preferred option. Rather than having Garages / Storage sheds / Containers on the site that would be used by builders or businesses needing more frequent access either on foot or by vehicles via existing dropped kerb and wooden gate access, utilizing the existing on street kerb side parking.

The advice given was to apply for outline planning permission with all matters reserved then the aspects of the design and constraints could be addressed at full application respecting the characteristics of Victoria Street and surrounding area also meeting the Policies of HPBC Local Plan 2016 H1 and EQ6.

The size of the plot and the scale of the purposed new dwelling is in proportion with the neighbouring properties, so in principle the visual impact neighbouring amenity and future Occupiers amenity should not be an issue.

The proposal would make an efficient use of the land, the proposed dwelling would sit comfortably within then plot with carful design and general appearance would be in keeping with the character of the area and with the street scene of Victoria Street.

Stating that the construction be of stone with a blue slate roof and chimney, the roof pitch at the front matching the roof pitch of the neighbouring houses allowing for higher eaves to the rear.

The improvements that would be gained if a dwelling was built on this infill land adjacent to 63 to Victoria Street improvements to the local area and the kerb appeal also the improvements to the economic, social and local environmental conditions far out way the current situation.

We cannot see the Scheme causing modest harm to the character and appearance of the street scene and local area of Victoria Street however it would assist with the councils local housing requirements and use this infill land to create a better overall appearance.

WAYNE HOWE 68 ST MARYS ROAD GLOSSOP SK13 8DL