

**CONVERSION OF HOLIDAY LET TO DWELLING
AT 100 ECCLES ROAD CHAPEL-EN-LE-FRITH**

**DESIGN AND ACCESS STATEMENT
AND
HERITAGE IMPACT STATEMENT**

LOCATION

The site comprises a two-storey building on the south side of Eccles Road at the junction with Cross Street, previously forming part of a dental practice, and converted to a holiday let in 2024 in accordance with planning permission ref. HPK/2022/0553

The accommodation is on two floors with a combined floor space of 44 sq.m. The ground floor provides a living room/kitchen and the upper floor provides a bedroom and shower room.

THE PROPOSAL

The proposal is to change the use of the unit to form a holiday let, so that it can function as a residential unit for permanent occupation.

DESIGN AND SCALE AND LANDSCAPE

No external or internal alterations are proposed. Thus, there are no design or landscape implications.

HERITAGE IMPACT

The building is not listed as being of architectural or historic interest but it is located in the Chapel-en-le Frith Conservation area, which is a heritage asset.

As no external alterations are proposed, there will be no impact on the character and appearance of the Conservation Area. Accordingly, there are no heritage impact implications.

ACCESS AND ACCESSIBILITY

The site is highly accessible to community facilities and public transport networks.

PLANNING POLICY

Local Plan policy H1 includes a provision that the Council will promote the effective reuse of land by encouraging housing development, including the change of use of existing buildings to housing, on all sites suitable for that purpose. This proposal is compliant with that policy.

Local Plan policy H3 includes a provision that the Council will seek to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard (NDSS). This unit will have floor area of 44m². Although this falls below the minimum floorspace of 57sq.m. for a two-storey, 1-bedroom, 2 person dwelling in the NDSS, it does exceed the NDSS minimum floorspace of 37 sq.m. for a single person dwelling with a shower room.

It is unclear why the higher floorspace requirement of 57sq.m. for a 1-bed 2-person dwelling should apply here. It is an anomaly that the 37sq.m. floorspace requirement for a 1-bed 1-person dwelling does not apply, simply because the accommodation is on 2 floors. In this case, the available space actually exceeds the minimum required for a single-person, single-storey dwelling. Spreading this functional space over two compact floors provides adequate amenity and offers a better configuration than a studio flat.

We submit that, as a single person unit, this proposal is broadly compliant with the NDSS.

Local Plan policy H3 also includes a provision that the Council will seek to provide a range of housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types, and provide a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality. This provision provides support for this proposal.

The Chapel-en-le-Frith Neighbourhood Plan aims to provide a mix of housing types and sizes to suit families, first-time buyers, and downsizers, acknowledging that a range is needed.

The Derbyshire Dales & High Peak Joint Housing Needs Survey has identified a limited supply of "entry level" one-bedroom and four-bedroom market housing. This suggests a clear market demand for smaller units which are currently under-supplied.

Affordability is a Major Issue and a huge barrier for local people in Chapel-en-le-Frith and the wider High Peak area. The data suggests a household often needs a high income to afford even a two-bedroom property. Smaller, more affordable units would help address this critical affordability gap.

Given the shortage of single person accommodation in the locality, this proposal is compliant with these policy objectives. This is a material consideration which weighs heavily in favour of this proposal

Although the Local Plan does not have a policy relating to minimum parking standards **Local Plan Policy CF4** seeks to ensure that development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. Vehicle movements and parking demand arising from this proposal will be no greater than that generated by the current use.

Given the location, close to the town centre and car parks, the absence of parking space is not considered to be an important consideration. There is good accessibility within a short walking distance to all community services and public transport facilities. Thus, it is likely that the future occupant(s) will not be reliant on a car, and this should be welcomed in the interests of reducing reliance on private transport, which is a key planning goal.

Furthermore, it is the case that the proposed change of use is unlikely to generate any increase in car parking need. Car parking guidance at appendix 2 of the Local Plan requires 1 space per 1 & 2 sleeping room units, with a minimum of 2 cycle parking spaces for a holiday residence, and 1.5 spaces per unit and 1 cycle parking space per unit for a dwellinghouse. Thus, the car parking guidance does not suggest any significant additional provision arising from this proposal.

CONCLUSION

The functional, efficient, thoughtfully designed layout, and available space, renders this property eminently suitable for one person's needs, notwithstanding the fact that it falls marginally short of the NDSS guidance.

Unlike the prior approval route, the NDSS is a planning policy expectation rather than a strict legal condition for full planning permission. This 44 sq. m. two-storey dwelling, although below the NDSS minimum for a two-storey unit, directly addresses a proven local demand for smaller, affordable, single-person "entry-level" housing in Chapel-en-le-Frith.

The public benefit of providing these much-needed homes, which support local affordability and demographic trends, is a significant material consideration that outweighs the technical breach of the space standard.

The Council must consider all "material considerations" and should grant permission when beneficial factors outweigh any non-compliance when assessing the "planning balance".