

PLANNING STATEMENT TO SUPPORT A PLANNING APPLICATION AT 66-68 High
St W, Glossop SK13 8BH

This planning statement has been prepared by SLH Home Design LTD to support a full planning application for the change of use from a commercial property (Plumbers Merchants) to residential Air B and B lettings. It also includes a two storey rear extension to the existing workshop (single on top of existing single, and double where there is an infil)... This is the reason a full planning application has been submitted rather than a change of use.

The rear two storey extension is an infil between the existing boundary wall, existing neighbouring property and the workshop. The single storey extension will be on top of the existing single storey workshop to create a two storey residential unit.

The rooms have been designed to best satisfy the 37m² within the national design space standards, although guidance from the council has stated these rules do not generally apply to Air B and B lettings and no size guidance is available for Air B and Bs, therefore the design has been done to try and achieve or exceed 37m² where possible. This is slightly underachieved for 2 bed units, but due to no size requirements for Air B and Bs we believe the space given is sufficient for holiday lettings.

There is currently a shared bin storage area in the communal access alleyway to the rear, a standalone bin store can be added if necessary within the boundary of the site. There is no on-site car parking or bike parking, but due to it being an Air B and B the Bernard Street car park and surrounding car parks, along with access to local public transport we don't believe this to be too much of a problem.

Given the above, we believe the proposal should be granted approval, we are in a position to be able to revise the scheme if required to work towards an approvable outcome.