

Design and Access Statement

February 2026

***Change of use of Shop and Offices (Class E) to 1Nr dwelling (Class C3)
including alterations to rear extension and windows and doors at***

84 Victoria Street, Glossop, SK13 8HZ

- **Applicant**
Mr John Mettric
- **Planning Authority**
High Peak Borough Council
- **Proposal**
*Change of use of Shop and Offices (Class E) to 1Nr dwelling (Class C3)
including alterations to rear extension and windows and doors*
- **Location**
84 Victoria Street, Glossop, SK13 8HZ
- **Agent**
*Simon Jones BSc (Hons), MRICS
SJ Design Limited (Chartered Building Surveyors)
The Old Co-Op Building
Church Street
Hayfield
High Peak
SK22 2JE*

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1.00 Background and Introduction

84 Victoria Street is located outside the Conservation Area and is not listed.

The property accommodation consists of a shop and store at ground floor level and offices at first floor level which fall under Use Class E.

The site area is 102m².

Residential properties lie adjacent to #84 directly to the southwest and northeast sides and a commercial property to northwest (rear).

Figure 1 shows the existing site plan.

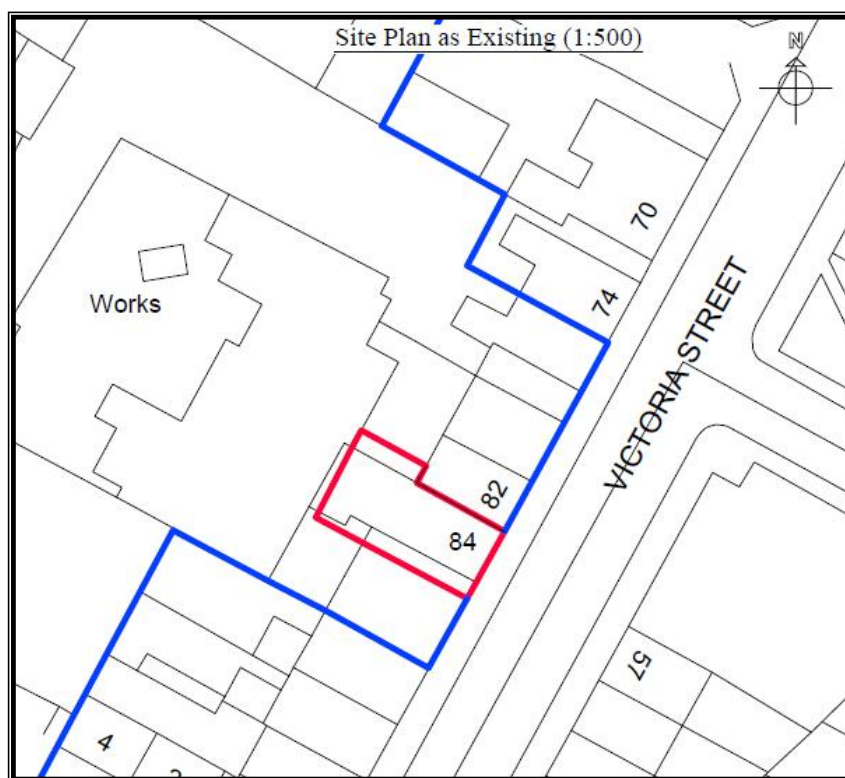


Figure 1: Site Plan

2.00 The Proposal

This application seeks to Change of use of Shop and Offices (Class E) to 1Nr dwelling (Class C3) including alterations to rear extension and windows and doors.

3.00 Design

The main front and rear elevations are clad in natural stone and main roofs are blue slate.

The rear single storey outrigger walls are rendered (southwest side) and clad in profile sheet metal (north east side). The shallow pitched roof is clad in profile sheet metal and adjacent flat roofs are felted.

The newly exposed walls to the northeast side and northwest rear will be rendered to match the existing southwest side and the new flat roof will be felted to match the adjacent roofs. New windows and doors will be PVCu to match existing.

4.00 Access

The parking arrangements remain unchanged: no parking provisions are provided at the property.

Glossop is well served by train and bus services.

The site has good accessibility by cycle, on foot, by public transport and for those with disabilities. The site provides inclusive access and access for emergency vehicles.

5.00 Permitted Development Fall Back Position

The proposed conversion from Class E to a single dwelling house could be converted under Prior Approval: Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3).

The submitted plans '300 - Class MA Prior Approval Fall Back Position' show a realistic and implementable fall back position under Class MA as follows:

The introduction of new doors and windows, new flat roof and reduction in the rear single storey outrigger proposed under this application, which arguably improve the aesthetics of the property, could not be carried out under Class MA Prior Approval. However, the submitted plans '300 - Class MA Prior Approval Fall Back Position' do show a realistic and implementable fall back position under Class MA with no changes to the doors, windows and roof no reduction in the rear single storey outrigger size.

6.00 Environmental Analysis

Site stability, contamination and soil types

The property/land would not be designated as contaminated land.

Sunlight and Daylight

The property is not significantly over shaded by other buildings or trees.

Flood risk and drainage

The site is not located in an area of flood risk.

Archaeological and historic features

No known archaeological features exist on site.

Ecological and wildlife

No bird or mammal habitat will be affected by the proposals..

Arboricultural

No trees will be adversely affected by the development.

7.00 Conclusions

It is clear from the foregoing that the proposed development would constitute sustainable development as identified in the National Planning Policy Framework satisfying the 3 dimensions - social; economic and environmental and complies with policies set out in the Adopted High Peak Local Plan (April 2016) and we respectfully request that The Authority approves this application.