



Partial Change of Use from Class C3 to Class E(e) at:

1 Croft Manor, Glossop, Derbyshire, SK13 8PP



Design and Access Statement

Introduction

This statement has been prepared in support of a retrospective planning application for development at 1 Croft Manor, Glossop. The retrospective application is for:

- A new pedestrian access to site from the public highway;
- Installation of a container to form the podiatry clinic;
- Partial change of use from the site from C3 to E(e) use, residential to medical or health service.

The development constitutes less than 25 sq.m. of development footprint and thus is not required to be assessed against biodiversity net gain.



Figure 2: Site location plan showing site outlined in red and orientated north.

(Figure 1 (to cover): Southern boundary of site showing fence to Croft Manor and opening in fence for access to podiatry clinic. The image shows the screening provided by the existing trees and boundary fence to the container when viewed from Croft Manor.

Site Description

The application site comprises a residential dwelling located within a predominantly residential area of Glossop. The property benefits from:

- Existing residential use (Class C3)
- Private garden/curtilage space
- Existing access from the public highway
-

The surrounding area is characterised by residential dwellings of similar scale and appearance, typical of a suburban environment.

Proposed Development

Change of Use

The proposal involves the partial change of use of the property from Class C3 (dwellinghouse) to Class E(e) (provision of medical or health services). The podiatry clinic operates as a small-scale, appointment-only service and as such has one patient visitor at any one time. Additionally Shire Foot Clinic undertake home visits to patients.

Container Unit

The development includes the installation of a modest, single-storey container structure within the residential curtilage. The unit is used as a dedicated treatment room for podiatry services.

The structure is:

- Subordinate in scale to the main dwelling;
- Positioned to minimise visual impact with screening afforded to the container by the existing trees and fence when viewed from the public highway.

Nature of Use

- The clinic operates on an appointment-only basis;
- Typically one patient attends at any given time;
- Activity levels remain low and comparable to a continued residential use.

Planning Considerations

Principle of Development

The proposal supports small-scale home-based business use and the provision of local healthcare services. The use remains ancillary and compatible with the primary residential function of the property given its level of use and the minimal loss of amenity space to the dwelling necessitated by the change of use.

Impact on Residential Amenity

The development has no significant adverse impact on neighbouring properties:

- Minimal noise associated with a clinical environment, less than that expected for a typical residential use;
- Low levels of activity and controlled appointments;
- No overlooking or loss of privacy.

Highways and Parking

The proposal generates very limited traffic movements. Patients attend individually and parking demand remains low, chiefly to one vehicle at any one time. A number of patients walk to the clinic as its location makes it accessible on foot from the centre and west of Glossop. Existing arrangements are considered adequate, and no highway safety issues arise, especially given that the clinic's access is on a cul-de-sac formed by the presence of posts in the road.

Design and Visual Impact

The container unit is modest in scale and visually unobtrusive with screening as aforementioned. It is located within the private curtilage of the property and does not detract from the character or appearance of the surrounding area.

Retrospective Nature

The development is retrospective and has been implemented without known complaints or adverse impacts, demonstrating its compatibility with the surrounding residential area.

Planning Policy Context

National Planning Policy Framework (NPPF)

The proposal has been assessed against the National Planning Policy Framework (NPPF), which seeks to achieve sustainable development.

The development:

- Supports small-scale economic growth and home-based businesses;
- Promotes accessible healthcare within local communities;
- Maintains good design and residential character.

Development Plan – High Peak Borough Council

The site falls within the area governed by the High Peak Local Plan (2016).

Policy S1 – Sustainable Development Principles

The proposal supports economic activity while maintaining residential amenity and efficient use of land.

Policy S8 – Glossopdale Sub-area Strategy

The development aligns with the objectives of Policy S8 by providing a local healthcare service and supporting small-scale employment within a residential setting.

Policy EQ1 – Climate Change

The proposal reduces the need to travel by providing local services.

Policy EQ2 – Design

The development is appropriate in scale and respects the character of the area.

Policy EQ6 – Design and Place Making

The proposal integrates well within its surroundings and provides a safe and functional environment.

Summary of Policy Compliance

The proposal accords with the Development Plan as a whole, supporting sustainable development, local services, and residential amenity.

Planning Balance

Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal delivers clear benefits:

- Provision of a local healthcare service;
- Support for a small-scale home-based business;
- Contribution to sustainable development.
-

These benefits are weighed against potential impacts. The assessment demonstrates:

- No material harm to residential amenity;
- No adverse highway or parking impacts;
- Acceptable visual impact;
- Compatibility with the residential character of the area.

The retrospective operation of the development further demonstrates that it functions without adverse effects to the community.

On balance, the benefits of the proposal outweigh any limited impacts. The development represents a sustainable and appropriate form of development, and planning permission should therefore be granted.

Access Statement

Access to the Site

The site is accessed via a new pedestrian entrance from Croft Manor at the end of the street, providing safe and convenient access for pedestrians and vehicles.

Inclusive Access

The clinic can accommodate patients with mobility needs where practicable, with appropriate access arrangements in place including level access.

Internal Layout

The container unit provides a self-contained treatment space suitable for the safe and hygienic delivery of podiatry services.

Conclusion

The proposed development represents a modest and appropriate diversification of residential use. It provides a valuable local healthcare service while maintaining residential amenity and character.

The proposal complies with national and local planning policy and has demonstrated its acceptability in practice.

Planning permission should therefore be granted.



richard@grundyarchitecture.co.uk



0774 501 3862



grundyarchitecture.co.uk

R.A.Grundy Architectural Services Limited
30 Park Road
Hadfield
Glossop
SK13 2AH