

PLANNING STATEMENT including a **HERITAGE STATEMENT** IN SUPPORT OF A PLANNING APPLICATION FOR CONSENT TO ERECT A DETACHED GARAGE AND DOMESTIC STORE WITHIN THE REAR AMENITY AREA OF THE FIRST AND SECOND FLOOR FLATS ABOVE THE SHOPS

ON LAND AT THE REAR OF **7-9 HIGH STREET BUXTON SK17 6ET**

JUNE 2026

The land parcel to be developed is currently unused and comprises what may reasonably be assumed to be the former rear garden plot to nos. 7 to 9 High Street.

The part to be developed with the construction of a stone built building of traditional design will replace a near derelict domestic garage of concrete blockwork construction.

The proposed building will be axially aligned at 90 degrees to the rear elevation of the frontage buildings so as to present a form in keeping with the historical character of the site and conservation area.

Nos. 7 and 9 High Street comprise shops on the ground floors being currently a take away food outlet and hairdressers.

There are privately rented residential flats over the shops. Access to the flats is from the rear.

Vehicular and pedestrian access to the rear is via the passage way between nos. 9 and 11 High Street; this has clearly been the case from when the properties were first constructed.

Nos. 7 and 9 High Street including the two shop units and the flats over are in the ownership and control of the applicant, as is the application site to the rear.

The occupier of no. 11 High Street, being a dwelling house with a small shop at the front, has right of vehicular and pedestrian access to the rear plot pertaining to no. 11.

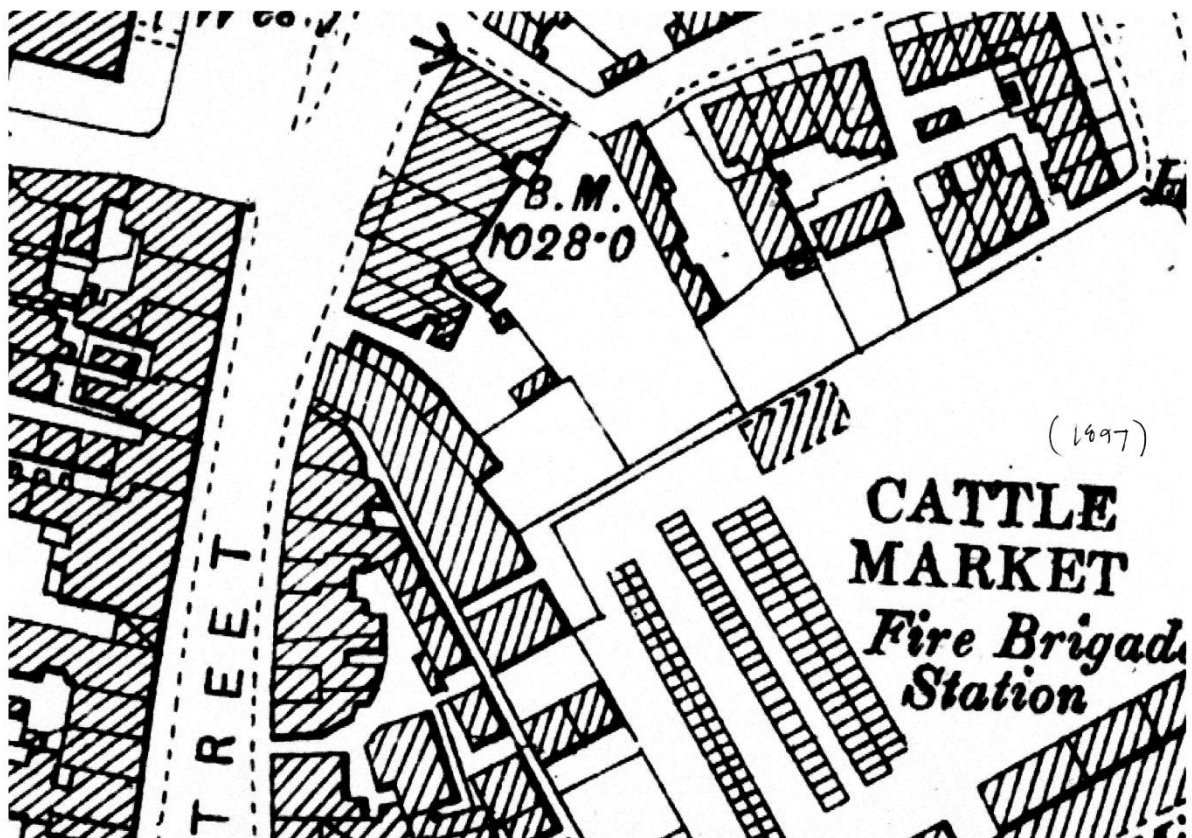
There is also a pedestrian and assumed vehicular access to the application site from the rear Council operated public car park.

HERITAGE STATEMENT

The site is partly within a Conservation Area. The proposed building is just inside of the edge of the conservation area.

The High Street buildings which form the substance of the conservation area have the appearance of mid to late 19th century construction initially as terraced dwellings with perhaps shops formed on the ground floors either as built or created shortly after construction.

The site appears in its current layout on the 1:1250 1897 OS map as shown below



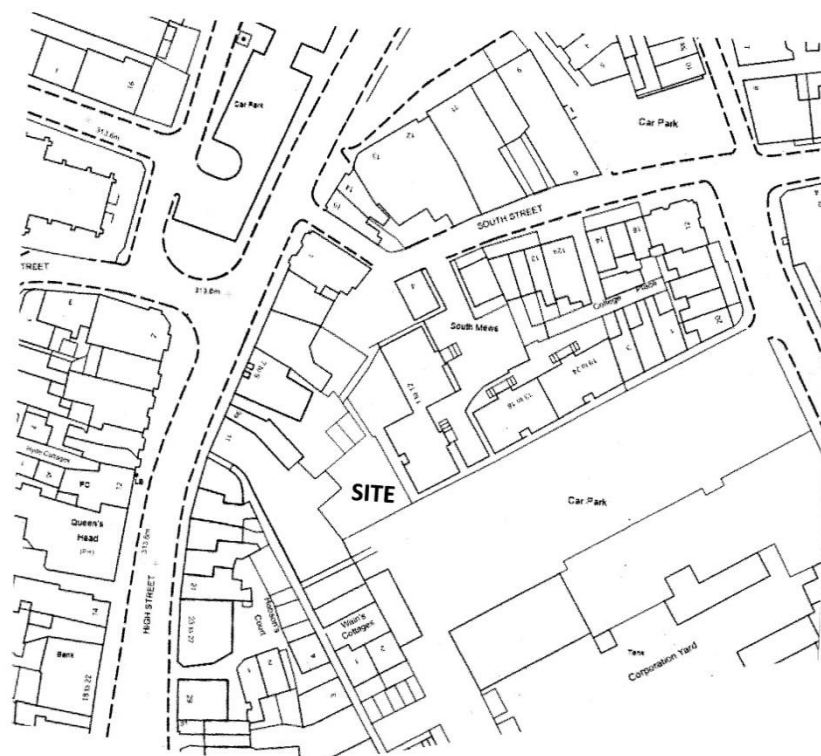
SITE MAP 1897

The proposed building is purposefully designed so as to replicate in detail and form the built form still largely extant from date of first construction in the immediate locality. The main part of the proposal will in consequence not be detrimental to the appearance of built form in the locality; it will, in effect, appear as a typical rear plot building to the parent building.

The land to the rear being currently a car park is shown on the map as a cattle market.

The rear plot adjacent to the application site on the north eastern side has been built on with residential flats

A more recent map is shown below



The site is overlooked by the flats to the north east.

PHOTOGRAPHS OF THE EXISTING GARAGE



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