



12 Rye Lane, Buxton
Design & Access Statement
September 2026

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Introduction

This application seeks retrospective planning permission for the retention of an existing summer house and small garden shed within the grounds of the property. Both structures have already been constructed within the existing garden and are ancillary to the main dwelling. The summer house provides additional garden accommodation for the enjoyment of the occupants, while the smaller shed provides storage associated with the use and maintenance of the garden. Neither structure is intended to provide an independent residential unit or separate dwelling, and both remain clearly incidental and subordinate to the use of the main property as a single dwelling.

The buildings are located within the established garden area and are of a modest scale relative to the main dwelling and the overall site. Their use and appearance are considered appropriate to their garden setting and do not alter the established residential character or function of the property. The application is therefore submitted to regularise the existing summer house and garden shed through the retrospective planning process and to secure permission for their continued ancillary use in association with the main dwelling.



Site Context

12 Rye Lane is a modern semi-detached residential property located within the established residential area of Harpur Hill, Buxton, Derbyshire. The property forms part of a relatively recent residential development comprising a mixture of semi-detached and detached dwellings, with the houses arranged around a series of residential streets and cul-de-sacs.

Rye Lane itself is a short residential cul-de-sac, providing access to the properties located along the street. The surrounding built form is predominantly residential, with properties generally incorporating private rear gardens, driveways and areas of hard and soft landscaping. The character of the immediate area is therefore that of a modern residential neighbourhood, rather than an historic or rural settlement.

No. 12 is a two-storey semi-detached dwelling with an associated private rear garden. The garden forms part of the established residential curtilage of the property and provides a domestic amenity space associated with the main dwelling.



Existing Photographs



Design Proposal

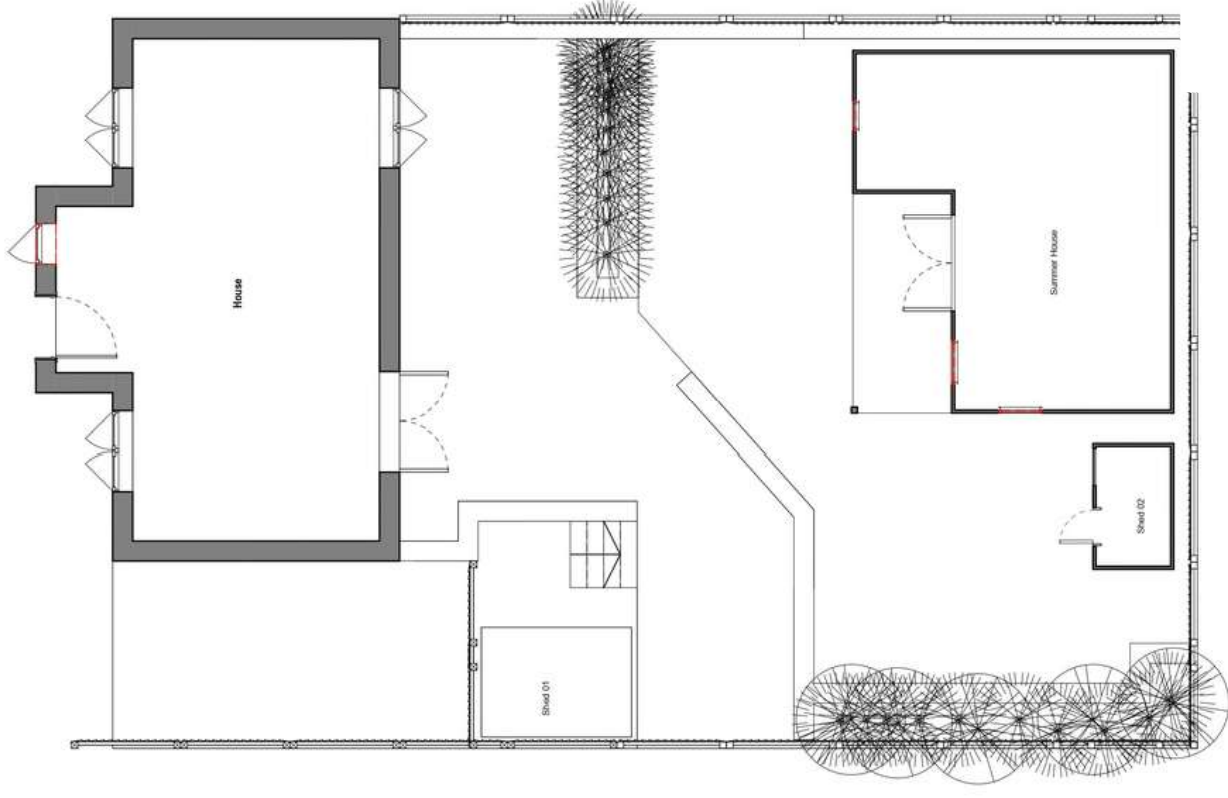
The summer house has been designed as a modest ancillary garden building associated with the main dwelling. It provides additional space for the occupants to enjoy the garden and is intended for incidental domestic use only. The building does not provide an independent dwelling and has no separate residential function.

The smaller garden shed provides general domestic storage associated with the maintenance and use of the garden. It is modest in scale and subordinate to both the main dwelling and the summer house.

The location, scale and form of the two structures are appropriate to their position within the established rear garden. They are contained within the existing residential curtilage and are read in the context of the surrounding residential development and established garden areas.

The design and positioning of the structures minimise their visual presence from neighbouring properties and the wider area. The existing garden setting, together with the boundary treatments and surrounding residential properties, helps to integrate the buildings within the site.

Overall, the summer house and shed represent small-scale ancillary additions to the residential property and do not result in a change to the established residential use of the site. The application therefore seeks to regularise their existing position and secure their continued use in association with the main dwelling.

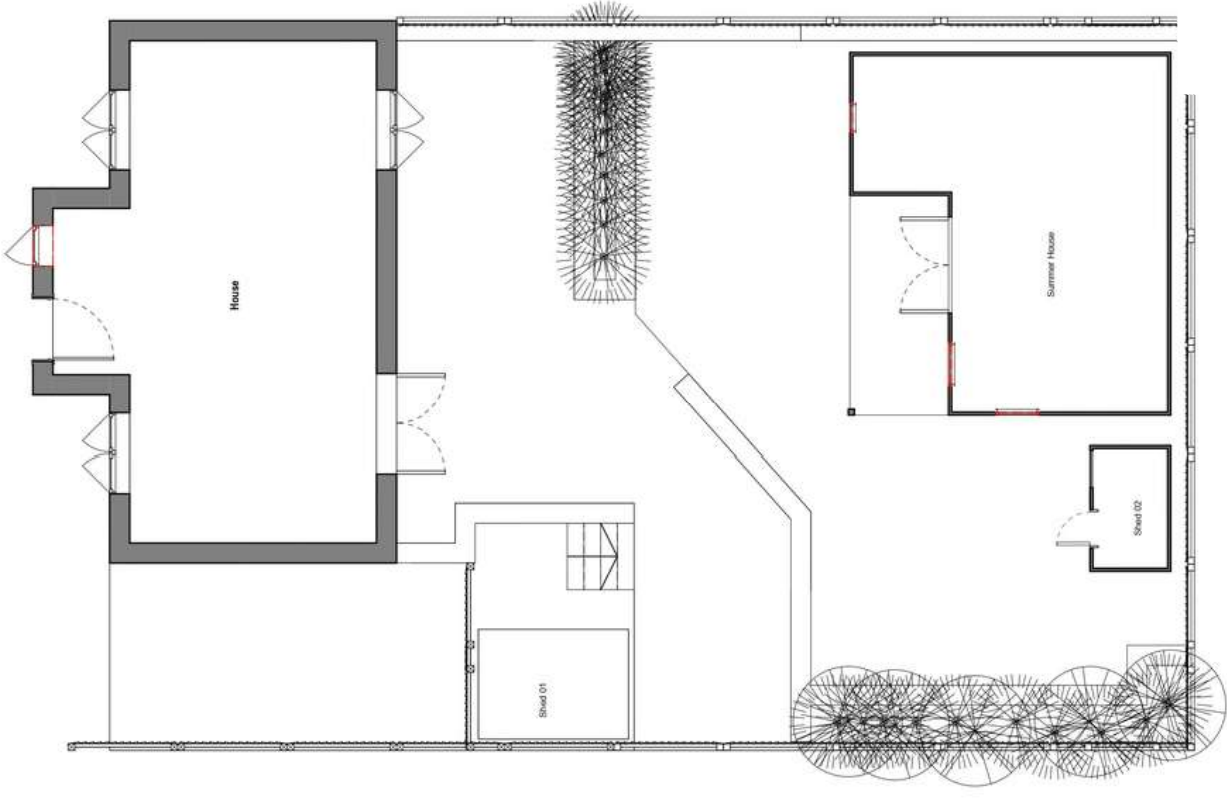


Floor Plans

The existing floor plan illustrates the current arrangement of the property, including the main dwelling, rear garden and the existing summer house and garden shed.

The main dwelling retains its existing residential layout and function. The rear garden remains predominantly open garden space, with the summer house positioned towards the rear of the garden and the smaller shed providing ancillary storage.

The floor plan identifies the footprint and position of both existing garden buildings in relation to the main dwelling, the site boundaries and the surrounding properties. The buildings are separate from the main house and are used for purposes incidental to the enjoyment of the dwelling.



Planning History

N/A