

DESIGN AND ACCESS STATEMENT

2970 - 1 Fernway, Harpur Hill, Buxton, Derbyshire, SK17 9LL



FULL PLANNING APPLICATION

Retrospective application for change of use from C3 to Class E(c)(iii) and continued use of Class E(c)(iii) structures.

1 Fernway, Harpur Hill, Buxton, Derbyshire, SK17 9LL

Prepared on behalf of: Kathryn Mlot

Planning Authority: High Peak Borough Council

1. Introduction and Purpose

This Design and Access statement has been prepared by Croft Architecture Ltd on behalf of the applicant to support the submitted a Planning Application by explaining the change of use and continued use of existing structures at 1 Fernway, Harpur Hill, Buxton, Derbyshire, SK17 9LL, as a small-scale veterinary consultation and complementary therapy facility.

The proposal relates to the use of the existing 20m² garden room within the established residential curtilage of the property. No alterations, extensions or enlargement of the existing garden room are proposed as part of the application.

The proposal makes use of the existing garden room, established access and existing on-site parking arrangements. No new access, hardstanding, external storage, signage or other commercial features are proposed.

The purpose of this statement is to describe the existing site and building, explain the nature and scale of the proposed use, and demonstrate how the proposal relates to the established residential character of the property and its surroundings.

2. Reference

This Statement should be read in conjunction with the following application scheme proposal drawings:

2970-001-B- Location Plan

2970-002-B- Existing Block Plan

2970-003-B- Existing Site Plan

2970-004-B- Photographs of Existing Property and Landscape

2970-101-A- Existing Plans Sheet 1

2970-102-B- Existing Plans Sheet 2

2970-103-B- Existing Elevations Sheet 1

2970-104-B- Existing Elevations Sheet 2

2970-300 - Proposed Site Plan

3. Planning History or Pre-application

The applicant submitted a previous application to the High Peak Borough Council, which was invalidated and returned.

HPK/2026/0020

Retrospective Planning Application for a Garden Room

Status: Application Invalid & Returned

Decision Date: 23 April 2026

The application followed an investigation by the Council's Enforcement Officer in relation to the existing garden room. Following amendments to the structure, the Enforcement Officer verified that the identified breach had been resolved and considered the structure to be in accordance with Schedule 2, Class E of the General Permitted Development Order.

Compliance and Monitoring Officer Andy Thomas stated that, "It was noted that Mrs Mlot was using the outbuilding for a small business providing pet products known as Paws for Health Buxton. The business use at that time was considered to be minor, and the online nature meant there would not be a regular customer base calling to the premises. This was considered acceptable, however Mrs Mlot stated during a planning surgery appointment that she may wish to start a business providing 10 hours nursing appointments per week from the outbuilding. At this point she was advised that such use may require a change of use planning permission prior to commencing that business."

This change of use application has therefore been submitted on behalf of Kathryn Mlot to seek planning permission for the continued use of the existing garden room as a small-scale veterinary consultation and complementary therapy facility, falling within Use Class E(c)(iii).

4. Site Location and Context

The application site is located at 1 Fernway, Harpur Hill, Buxton and comprises a residential property occupying a generous plot within a semi-rural setting.

The property comprises a semi-detached dwelling with extensive garden areas and existing off-road parking. The site is enclosed by established boundary treatments, including mature hedgerows, with neighbouring residential properties adjoining the site.

The existing garden room is located within the rear garden of the property. The building is positioned within the established garden area and is accessed from the existing side driveway.

The site benefits from existing vehicular access and substantial off-road parking provision. The front driveway provides three residential parking spaces, with a further three parking spaces available along the side driveway.

The garden room is approximately 7m from the Eastern neighbouring property and approximately 600mm from the Western neighbouring property boundary. Existing boundary treatments, including the established hedgerows, are retained.

Refer to Drawing: 2970-001, 2970-002, 2970-003, 2970-004.

5. Existing Property Layout and Massing

The existing garden room has a floor area of approximately 20m² and is located within the rear garden of the property.

The building has a domestic appearance and comprises horizontal tongue in groove timber cladding panels with a natural finish and a timber roof finished with rubber. The garden room contains four UPVC windows and one UPVC double-glazed door, all with dark grey frames.

The windows and entrance door are orientated towards the Western boundary rear garden, being away from the adjoining property boundary views are only into its own property. Existing high hedgerows provide established screening along the boundary with all adjoining properties.

A single external light is positioned above the existing entrance door lighting the pathway and side driveway.

Refer to Drawings: 2970-003, 2970-004, 2970-101, 2970-102, 2970-103, 2970-104.

6. Existing Site Use

The existing use class of the site is C3 residential, the property and a small portion of the rear garden is used as such. However, the side driveway, and path are currently being used as access to the garden room, which is currently being used as the premises for a Veterinary Consultation Facility.

7. Site Topography

The existing property has a rising slope to the rear as shown in existing drawings, majority of the rear garden is raised from roadside access. The garden room is situated on a raised garden area to the rear of the property accessed via the sloped side driveway. Refer to Drawings: 2970-103 and 2970-104.

8. Application Proposal

The proposal seeks permission for the change of use from C3 to ClassE(c)(iii) and the continued use of the existing garden room as a small-scale veterinary consultation and complementary therapy facility.

The facility is operated by the homeowner and provides a limited range of veterinary nurse-led services, including advice consultations relating to allergies, joint care and other chronic health conditions, mobility assessments including stance analysis, and nurse consultations such as nail clipping, microchipping and harness fitting.

Occasional injections prescribed by a veterinary surgeon are also administered under veterinary direction. The facility also provides laser therapy and other complementary therapies where referred by a veterinary surgeon.

The nature of the service is limited to consultation, assessment and complementary veterinary nurse-led activities. No surgical procedures or invasive treatments are undertaken at the premises and animals are not sedated or anaesthetised.

The facility does not provide emergency veterinary services or walk-in appointments. No animals are boarded, accommodated overnight or left unattended at the property. Owners remain present with their animals throughout the appointment.

The proposed use therefore represents a small-scale consultation facility operating within an existing building, rather than a full veterinary surgery or animal hospital.

9. Scale and Intensity of Use

The veterinary consultation facility operates on a controlled appointment-only basis.

The facility is available for appointments between Monday and Saturday, generally between 9:30am and 6:00pm, subject to the operator's appointment schedule. The facility is not continuously occupied throughout these hours, with the actual veterinary use limited to approximately 15 hours per week.

A maximum of four appointments will take place per day. Individual appointments vary according to the service being provided, ranging from approximately 10 minutes for shorter appointments to approximately one hour for longer consultations and assessments.

Typically, one client attends with their animal, with two people from the same household occasionally attending an appointment.

Sufficient time is allowed between appointments for the previous client to leave, for consultation notes and preparation to be undertaken, and to ensure that clients do not overlap on the site.

Clients remain within their vehicle upon arrival and are invited to proceed to the garden room once the facility is ready for their appointment. Following the consultation, the client and animal return directly to their vehicle. No external waiting area is required.

Animals remain within the garden room with their owners throughout the consultation, with the entrance door closed during the appointment. They do not wait outside before or after their appointment.

The limited number of appointments, controlled arrival and departure arrangements and absence of a waiting area ensure that the use remains limited in scale and intensity.

10. Staffing

The facility is operated by the homeowner, with one additional staff member able to work alongside the homeowner within the garden room to provide support or a complementary service.

Where the additional staff member travels by car, their vehicle can be accommodated within the existing residential parking provision, using the homeowner's husband's existing parking space.

The proposed staffing arrangement does not require additional parking provision or changes to the existing access arrangements.

11. Access and Parking

The proposal makes use of the established vehicular access serving the property. No alterations to the existing access arrangements are required.

The side driveway will be used for access to the veterinary consultation facility. Clients will park within the existing driveway and proceed along the established side driveway to the garden room.

The property provides substantial existing off-road parking, comprising three residential parking spaces on the front driveway and three parking spaces along the side driveway.

The homeowner's normal residential parking remains available alongside the parking used in connection with the veterinary facility. The additional staff member can utilise the homeowner's husband's existing parking space when attending the property, leaving adequate space for client parking.

The use of the existing parking provision means that the proposal does not rely upon on-street parking and does not require the creation of additional hardstanding.

Client movements are controlled through the appointment system. Clients remain in their vehicles until their appointment is ready, with sufficient time provided between appointments to ensure that one client group has departed before the next arrives. No changes to the existing highway access or parking layout are proposed. Refer to Drawings: 2970-300.

12. Noise Impact

The nature of the proposed use and the manner in which appointments are managed are intended to minimise disturbance to neighbouring properties.

Animals are not required to wait outside the garden room. Clients remain in their vehicles until their appointment is ready, before bringing their animal directly into the building. Animals remain inside the garden room with their owners during the consultation and return directly to their vehicle afterwards.

The garden room is insulated and the entrance door remains closed during consultations. The laser therapy equipment used within the building produces an audible beep during treatment; this is contained within the building and is not audible externally.

No external noise-generating equipment is associated with the proposed use. A domestic standing tower fan and electric room heater may be used internally as required.

Given the limited number of appointments and the controlled manner in which clients and animals arrive, attend and depart, no significant additional external noise or disturbance is anticipated.

13. Deliveries and Waste Management

Deliveries associated with the facility are small in scale and occur approximately one to two times per month. These deliveries are accommodated using the existing access and parking arrangements and do not require any alteration to the site.

Clinical waste generated by the facility is limited in quantity and primarily comprises syringes and needles associated with injections and microchipping. Clinical/sharps waste is removed through an appropriately authorised clinical waste disposal arrangement.

Clinical waste is stored securely within appropriate containers, including a sharps bin and a secure lidded container. These are kept within the office area behind a sliding door and away from public access.

The limited quantity of clinical waste is appropriately contained and removed for suitable disposal. No external clinical waste storage is proposed.

14. Materials and Appearance

The proposed use does not require any alteration to the external appearance of the existing garden room.

The building will retain its existing horizontal natural-finish timber cladding, timber roof with rubber finish, UPVC windows and double-glazed entrance door with dark grey frames.

The garden room remains visually integrated within the rear garden setting. No external signage, advertising, commercial branding or other features associated with the veterinary use are proposed.

The existing external light above the entrance is retained and no additional external equipment or lighting is proposed.

As the proposal does not involve an extension, enlargement, new structure, new hardstanding or alteration to the existing building, there is no material change proposed to the physical appearance of the site.

The predominantly residential character and appearance of the property will therefore remain unchanged.

15. Landscaping

No alterations to the existing landscape or external areas are proposed.

The existing garden areas, trees, mature hedgerows, walls and fences will be retained, with no new hardstanding or external storage

The proposal therefore makes use of the existing physical arrangement of the site without requiring changes to its established landscape or boundary treatments.

16. Conclusion

- The proposal provides for the change of use from C3 to Class E(c)(iii) and continued use of the existing 20m² garden room as a small-scale veterinary consultation and complementary therapy facility within the established residential setting of 1 Fernway.
- The use is limited in scale and intensity, operating on an appointment-only basis with approximately 15 hours of appointments per week and a maximum of four appointments per day. Appointments are available between Monday and Saturday, generally between 9:30am and 6:00pm, subject to the operator's appointment schedule.
- The facility provides a limited range of consultation, assessment and complementary veterinary nurse-led services. It does not provide emergency appointments, walk-in services, animal boarding or overnight accommodation, and no surgical, invasive, sedative or anaesthetic procedures are undertaken.
- The proposal utilises the existing garden room, established access and existing on-site parking provision. No alterations to the building, access, hardstanding, landscaping or boundary treatments are proposed, and no external signage or commercial features are introduced.
- The controlled appointment system ensures that clients do not wait on the site and that animals remain with their owners throughout their visit. The limited number of appointments, existing parking provision and absence of external waiting or animal holding areas help to maintain the predominantly residential character of the property.

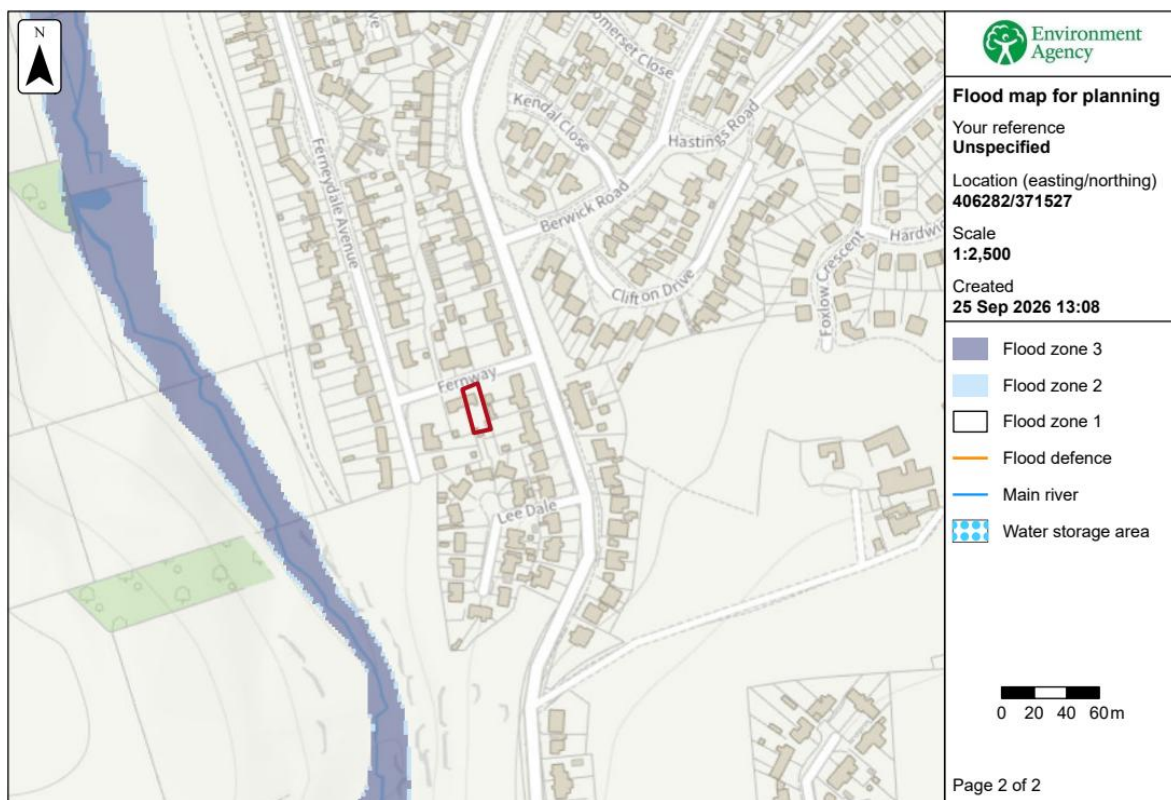
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Overall, the proposal represents a limited use of an existing building and established residential site arrangements, without requiring physical alteration or expansion of the existing development.

17. Flood Risk Assessment

The Environment Agency's flood risk map indicates that the site is outside of the flood zone and therefore not at risk of flooding.



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