

DESIGN AND ACCESS STATEMENT

EXISTING SETTING

“Brookfield” is situated in the small hamlet of Whitehough and in the built up area of the village. The bungalow is a relatively new building with a domestic garage attached to the property. In the locality are two public houses and a hotel and a mixture of traditional terrace houses and large detached properties. Whitehough is in the Conservation Area.

PROPOSED USE

The application relates to the “change of use” of the existing garage into a vehicle repair and service business. The property will retain a domestic garage for the applicant’s private vehicle.

SCALE

The business will only be part-time; the owner is an independent commercial vehicle inspector, which is his main employment. The existing garage will be the sole base for his part-time business; the size of the garage excludes and prohibits him from servicing large or commercial vehicles.

The part-time business is an extended hobby for which he can generate a small income to enhance his main employment.

CONSERVATION AREA

Mr. Matthews is aware that he lives in a small Conservation Area in a beautiful area of the High Peak and has an obligation to the local community to maintain the tranquillity and no detrimental impact on neighbours.

It is envisaged that the small part-time business is based on the principals of EMP6 – “Industry within the built-up area and Home-working”.

HOME-WORKING

The High Peak Local Plan acknowledges the importance of Home-working within the built-up area boundaries to support the local economy.

Details to be considered are: -

- 1) The proposals will not harm the overall character of the Conservation Area.
- 2) Local amenities and the impact on neighbours.

To support the application and to address the areas of concern the following restrictions will be part of the submission.

- a) All activities in the service and repair of vehicles will be behind “closed doors” within the confines of the garage, not on the drive.
- b) There will be no excessive noise factor with the operation, all tools will be manual or electric with modern technology and are “noiseless”.
- c) No customer cars will be parked on the drive or outside the property. The work entails a one to one customer relation; no more than one vehicle will be on the property at any one time.
- d) The owner’s vehicle will be stored in the existing domestic attached garage.
- e) The existing property and garage is insulated to a high standard, this will further reduce any noise and disturbance to the neighbouring properties.

- f) The business is part-time and restricted hours between 9a.m. and 5p.m. on weekdays only.

The above statement of intent is a serious statement to safeguard the environment and overall character of the hamlet of Whitehough and the applicant would accept stringent conditions been attached to any approval the Authority may offer.

EMPLOYMENT

This small diversification to the nature of the property will allow the applicant to sustain an affordable living with two part-time jobs, as is becoming more common in the present economic climate and it is encouraging that the Local Plan does acknowledge the importance of Home-working.