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Design and access statement

PLANNING APPLICATION FOR CHANGE OF USE FOR PART OF DWELLING TO BE CONVERTED TO GUEST ACCOMODATION AT 7 KINGSLEY VIEW, CHEDDLETON, LEEK, ST13 7NT



Photo courtesy of google earth

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Featured on houzz
Chartered Institute of Architectural Technologists Registered Practice
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Design and Access Statement

This design and access statement is to support the planning application for change of use for part of existing dwelling to be used as guest accommodation/holiday annex.

Introduction/Context

The dwelling is a four bedroom house, designed as a upside down house. From the front of the property it appears single storey (as shown in the picture below) however this is the upper ground floor which serves: the lounge, kitchen, dining room, utility, WC and hall. To the rear of the dwelling the garden drops by approximately a storey height of 2.5m. The lower ground floor will serve the proposal leaving 3 bedrooms, an en-suite and a dressing room.



(front of dwelling)

There is currently decking on the upper ground floor from the dining room, this semi blocks the view to the proposed guest rooms and means that it will not be visible as shown in the photos below.



(rear of dwelling)

My clients believe that the proposal will have no impact on their neighbours or people in the surrounding properties due to the small number of guests they anticipate, any impact would be negligible. The proposed holiday annex would not overlook anyone's property other than my clients garden. The market they are targeting will be of the more mature generation, due to the limit of 2 guests at any time. No pets will be accepted, to keep noise nuisances to a minimal. My clients aim to appeal to walkers, climbers, cyclists and people who appreciate the outstanding natural beauty of the area. The holiday annex will provide accommodation in a rural area which Is considered to be limited at this moment in time.

The aim for this proposal is to attract people into the area and promote tourism in Staffordshire moorlands. This will help to generate further business for other traders within the area and its local surroundings.

Proposal

This application is for the change of use from class C3 dwelling house to class C1 holiday annex. The proposal Is convert part of the existing dwelling into a self-contained holiday annex which shall be used on a bed and breakfast basis. The holiday annex will have its own gated entrance along the south elevation of the dwelling which shall be completely separate from the house. Guests will have no access to the main dwelling. Part of the proposal is to block up the wall in the main dwelling to the proposed holiday annex to separate them making the annex a self-contained bedroom and bathroom. The annex already has its own access with a door and window arrangement to the proposed entrance as shown in the picture below.



Use/Amount

4 bedroom domestic dwelling.

Layout

The proposal is to block the opening to the bedroom and bathroom forming a self-contained holiday annex with access from the south elevation. The layout of the dwelling will remain similar to existing. No external changes shall be made and will remain the same as existing.

Scale

The scale of the proposal will be upon the existing footprint.

Appearance

The external elevations for the proposal will be the same as existing therefore we do not deem it necessary to submit any elevations of the dwelling.

Landscaping

The site shall remain the same as existing with access from the south elevation via the side steps which are already in place.

Access

The site is accessed from Cheddleton park avenue, Kingsley view. The road has a low volume of traffic flow. The property has two driveways with ample parking available with off road parking available which causes no obstruction to highway traffic.