



9<sup>th</sup> June 2022

Our Ref: IDS-2022-596

Planning Support Team  
Derbyshire Dales District Council  
Town Hall, Bank Road  
Matlock, Derbyshire  
DE4 3NN

Your Ref : PP- 11325709

To Whom

Further to the full planning permission application submitted for Fairfield Farm Cheadle Road, Alton, ST10 4DH.  
Ref: PP- 11325709.

This planning statement is to accompany the planning drawings listed in this application.

**Summery/Proposal:**

The proposal consists of.

Conversion of Existing Garage.

The new proposal is to convert the existing garage block into a garage/workshop with ancillary living accommodation.

There will be no additional internal floor space created just reworking of the existing floor areas.

Please refer to Ideal Design Solutions Proposed Drawings:-

JONES-IDS-596-DR-A-05-10-001– Site Location Plan

JONES-IDS-596-DR-A-05-10-002– Block Plan

JONES-IDS-596-DR-A-05-10-003– Proposed Block Plan

JONES-IDS-596-DR-A-05-10-004– Existing Floor & Roof Plans

JONES-IDS-596-DR-A-05-10-005– Proposed Floor & Roof Plans

**Site Planning History:**

This site has a previous planning application for a replacement dwelling ref: 99/00773/FUL.

**Site & Surrounding Area:**

The site is off Cheadle Road, Alton ST10 4DH.

The area is in flood risk area 1 see attached Environmental Agency Report attached.

**Scale:**

Please refer to supporting documents and drawings showing proposed floor plans & elevations.

We believe the proposed scheme will have no deleterious effect on the building or its surroundings.

**Landscaping:**

The proposals make no alterations to the landscaped areas at the property and will remain untouched.  
All boundaries remain as previously agreed.

**Design:**

The existing garage building is to the rear of the main property which was constructed in or around the early 2000's and is set back from the main road from Alton to Cheadle up a long private drive.

The proposal is to firstly install two up-and-over garage doors into the openings in the existing garage to enclose the spaces for both security issues and to keep this area warm for all round use.

The next part of the conversion would be to use the remaining part of the garage as ancillary accommodation only to be used on a temporary basis when large family gatherings occur. The intension is to convert the remaining space on the ground floor into an open plan kitchen/dining/living room and upgrade the existing wc to a utility/wc. Then insulate the attic space to current building regulation requirements and create a bathroom and 2no. guest bedrooms to accommodate the extended family.

It should be noted that this accommodation is for immediate family only and will not be used for any other purposes due to its close proximity to the main property.

The existing property is not within a Conservation Area or any area that has been designated by the local council as requiring specialist design considerations. Due to the location & size of the proposed alterations it will not encroach on the facilities and or views currently enjoyed by the neighbouring properties to the north, south, east & west.

**Social Context:**

The social context for this proposal is that this is small area on the edge of Alton surrounded by countryside there is no danger of causing loss of residential amenities to those living nearby. The property itself sits on a large rural plot off the main road, with the garage building sited at the rear of the property unseen from the main road.

**Flood Risk Assessment:**

As this site is within a flood risk 1 area on the Environment Agency's map this is not required.

**Storm Water:**

No alterations required and will remain as is.

**Foul Water:**

No alterations required and will remain as is.

**Materials:**

All proposed materials will be unchanged from the existing building.

**Access:**

The proposals make no alterations to or loss of accessibility.

Regards

Simon Ward

Director

# Flood map for planning

Your reference  
**Fairfield Farm**

Location (easting/northing)  
**404646/342842**

Created  
**9 Jun 2022 9:57**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

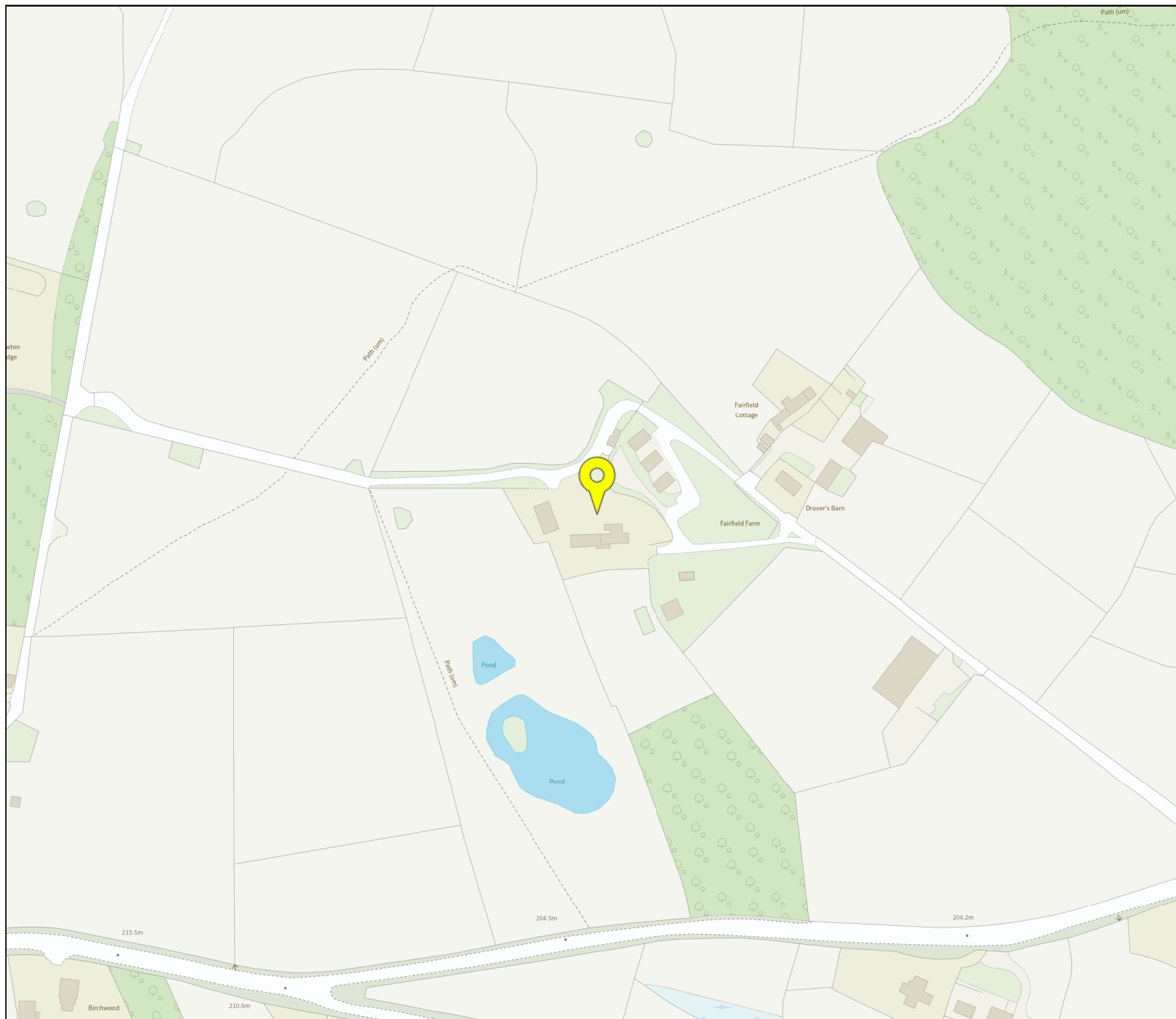
## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



## Flood map for planning

Your reference  
**Fairfield Farm**

Location (easting/northing)  
**404646/342842**

Scale  
**1:2500**

Created  
**9 Jun 2022 9:57**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

