



Planning Services

Directors:

A W Newby B.Sc DMS

G Peacegood B.Sc PhD

Registered in England N\*

2458413

VAT N\*

536 8272 24

Townend

Waterfall

Waterhouses

Staffs ST10 3HZ

Tel (01538) 308043

web: [www.pmeplanning.co.uk](http://www.pmeplanning.co.uk)

email: [enquiries@pmeplanning.co.uk](mailto:enquiries@pmeplanning.co.uk)

**Design & Access Statement  
Reversion to use as a Dwelling  
'Gravenhurst' PP-02972150**

**1. Site:**

Gravenhurst  
Leek Road,  
Waterhouses  
Staffs. ST10 3HS.

OS Grid Ref SK 079 505

Northing 350497

Easting 407911



Fig. 1. Gravenhurst - formerly Bumblebees

## **2. Applicant:**

Mrs Joanne Smith,  
Woodhead Farm,  
Ilam,  
Ashbourne,  
DE6 2BB

## **3. Application Summary**

- 3.1 The applicant is seeking planning consent change the use back to a dwelling. Until recently the building has been used as a day nursery.

## **4. Description of existing building & the street scene**

- 4.1 Gravenhurst, previously Bumblebees Day Nursery lies on the Leek Road in Waterhouses, a short way to the east of the junction with Waterfall Lane. The site lies within the Waterhouses development boundary.
- 4.2 The site area is 598 square meters or thereabouts and is broadly rectangular in shape. The frontage facing Leek Road is approximately 7m in width but widens slightly at the rear.
- 4.3 Ground levels are more or less flat with a slight fall to the south west.
- 4.4 The building dates from the 1960's.
- 4.5 The building is a bungalow and is rectangular in plan form. The ridge is aligned north to south and it's principal elevation faces the Leek Road.
- 4.6 A small outbuilding on the eastern side of the building serves as a boiler room. A fully glazed conservatory with a polycarbonate roof is attached to the rear elevation.
- 4.7 The walls of the bungalow are faced in reconstituted stone laid with snicked coursing. Part of the front elevation is clad with horizontal weatherboarding - stained dark brown.
- 4.8 The roof of the bungalow is clad in large format interlocking tiles with white painted fascias, soffits and bargeboards.
- 4.9 Windows are white double glazed uPVC.
- 4.10 Doors are hardwood, stained brown.
- 4.11 Rainwater goods are 110 mm black half round uPVC with 68 mm down-pipes.
- 4.12 Soil & vent pipes are 110mm grey uPVC.
- 4.13 Electricity is provided via an overhead service connection.

- 4.14 An area of hardstanding lies in front of the house. This is surfaced in limestone chippings and can accommodate up to four cars. The rear garden is laid to lawn.
- 4.15 Vehicular access is via the Leek Road.
- 4.16 Pedestrian access is also via the Leek Road. The bungalow can be accessed at either side, else via the conservatory at the rear.
- 4.17 The site is bounded by wooden panel fencing with a low drystone wall at the front and along the eastern boundary. The wooden facing surrounding the rear garden is fairly tall ~ 2m.

Please refer to the accompanying 1:50 Existing Plans & Elevations and the 1:500 Block Plan for further details.

## **5. Description of proposed development**

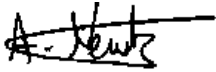
- 5.1 The applicant proposes to revert the building to a dwelling.
- 5.2 The nursery was struggling to attract sufficient customers, especially during the holidays and has closed.
- 5.3 The only change to the building concerns the sanitary facilities. The small fittings in the children's washroom have been removed and the room has been converted back into a family bathroom.
- 5.4 No other changes are proposed.

Please refer to the accompanying 1:50 Proposed Plans & Elevations and 1:500 Block Plan for further details.

## **6. Impact of the proposed development on the privacy and living conditions of neighbours and public amenity**

- 6.1 There are three dwellings of interest; Donithorne Chase and Southwood on either side of Gravenhurst and The Vicarage, on Hamps Valley Road, to the north.
- 6.2 Since the building was originally a dwelling and no external changes are proposed, the proposed development is unlikely to have an adverse impact on the privacy or amenity of neighbours. Nor should there be concerns regarding the standards for space about dwellings.
- 6.3 The change of use from day nursery back to a dwelling proposal will entail a significant reduction in traffic, particularly at the start and end of each working day and at lunchtimes. Although there is space for approximately four vehicles, the bungalow has two bedrooms and is likely to suit as a retirement home with a need for one or two cars at most.

- 6.4 The use as a dwelling will also have benefit neighbours through a reduction in noise from children playing.
- 6.5 The proposed development should therefore benefit neighbour amenity. Since the external appearance remains as it originally was, there should be no adverse impact on the street scene.

A handwritten signature in black ink, appearing to read 'A. W. Newby', with a horizontal line drawn through it.

A W Newby, B.Sc (Eng). DMS.  
PME Planning Services  
Thursday, 24 October 2013