

ANNEXE JOINT STATEMENT OF COMMON GROUND

In respect of the dimensions of the former classroom block.

DATE OF INQUIRY: 15th to 18th November 2022

VENUE: Lee Wood Hotel, 13 Manchester Road, Buxton, SK17 6QT

Appeal A reference APP/H1033/C/22/3297854

SITE ADDRESS: This appeal relates to the building known as the "Classroom Block", on land at 184 Taxal Edge, Macclesfield Road, Taxal Edge, Whaley Bridge, Derbyshire, SK23 7DR, shown edged red on the attached plan numbered EN01 (the land).

DESCRIPTION OF APPEAL: Against an enforcement notice alleging, without planning permission, the alteration of a building ("the classroom block") comprising the raising of the roof and steepness of the pitch of the roof, the insertion of three former windows on the eastern roof slope and changes to fenestration on the eastern elevation.

APPELLANT: Mr Gary Stephen Cullen

Appeal B reference APP/H1033/W/21/3272745 is the planning appeal.

SITE ADDRESS: Land at 184 Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR

DESCRIPTION OF DEVELOPMENT: Demolition of the existing building known as "Taxal Edge" and the detached garage building and the erection of 7 no. dwellings.

APPELLANT: Treville Properties Ltd

LOCAL PLANNING AUTHORITY: High Peak Borough Council

November 2022

- 1.1 This Annex to the general Statement of Common Ground has been prepared to specifically address the dimensions of the former classroom block as it currently exists on the ground.
- 1.2 The appellant and their representative, Rawdon Gascoigne of Emery Planning, met with representatives of High Peak Borough Council's appeal team, namely Jane Colley (Planning Officer), Mike Darling (Enforcement Officer) and Steven Gunn Russell (White Peak Planning) at the site at 10.00 am on the 27th October 2022.
- 1.3 The building was measured using a combination of a laser measure and tape measure where applicable. The dimensions of the building, including the single storey/ two-storey rear projection and one of the front window openings are set out on the illustrative drawing attached at Appendix 1 of this annex. The drawing is prepared at a scale of 1:100 at A3, although the relevant dimensions are clearly annotated.
- 1.4 The drawing is for the illustrative purposes and does not show the dormer windows, which were not measured and nor does it illustrate all window openings.
- 1.5 The front elevation includes 2 additional dimensions at the base of 800 mm and 100 mm. These represent an area which the appellant has indicated illustrates the underpinning he states took place to the building's foundations, which is visible to the , east front elevation (800 mm), and a further 100 mm, which the appellant states will be the finished external paving level around the building on completion of landscape works.
- 1.6 The eaves and ridge height were taken from the existing ground level visible at the south/north side elevations and west rear elevation, which the appellant states will be raised by a further 100 mm on completion of final landscape works. Accordingly the eaves are measured as 6.524m from existing ground level (800mm + 5724mm) or 5.624m

(5724mm – 100mm) from the applicants stated intended raised ground level to the front east elevation. The ridge level is measured at 9.473m from where the underpinning meets the stonework (+ 5724mm + 3749mm) or 9.373m from the applicants stated intended raised ground level (5724mm +3749mm – 100mm). This excludes the height from ground level to where the underpinning section meets the stonework which was not measured.

1.7 Similarly the building width was measured at 12.16m, and depth measured at 8.18m, excluding the rear projection which was measured separately at 1.2m with the single storey section being 3.45m wide and the two storey section being 4.2m wide.

1.8 The windows are measured at 2.14m in height.

2.0 Matters not agreed

2.1 The appellants position is that (in reference to Para 1.5) the upper level represents a level that will form the finished car parking level, illustrated on plan ref HPK/2009/0689 Plan 2 date stamped 02/02/2010 at CD.9.3c. The level of the car parking area and position and height of the related retaining wall was identified on site on the 27th October 2022.

2.2 The Councils position is that the site visit was conducted to agree the measurements of the former classroom building, and any reference to any plan was not agreed as part of the site visit on the 27th October 2022.

Signed Agreement

Signed on behalf of the appellant:

Position:

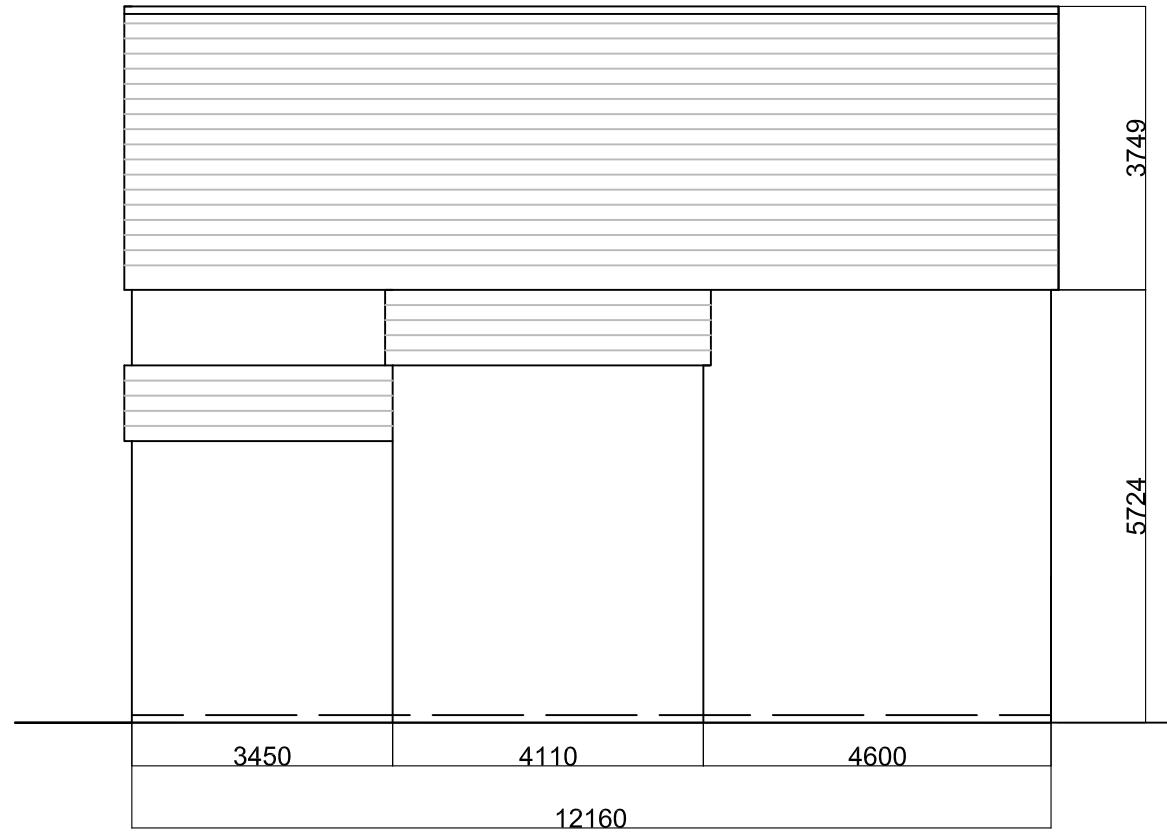
Date:

Signed on behalf of High Peak Borough Council:

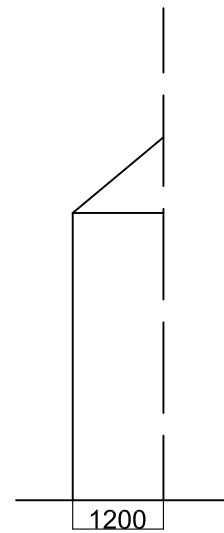
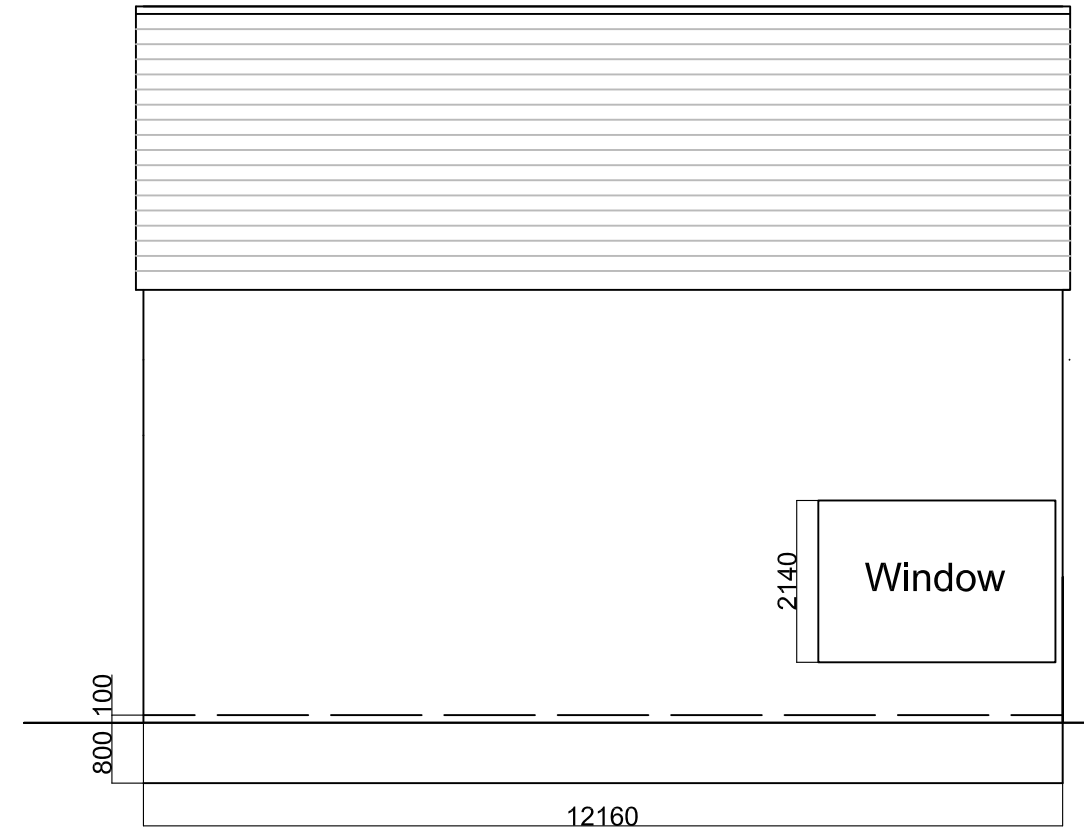
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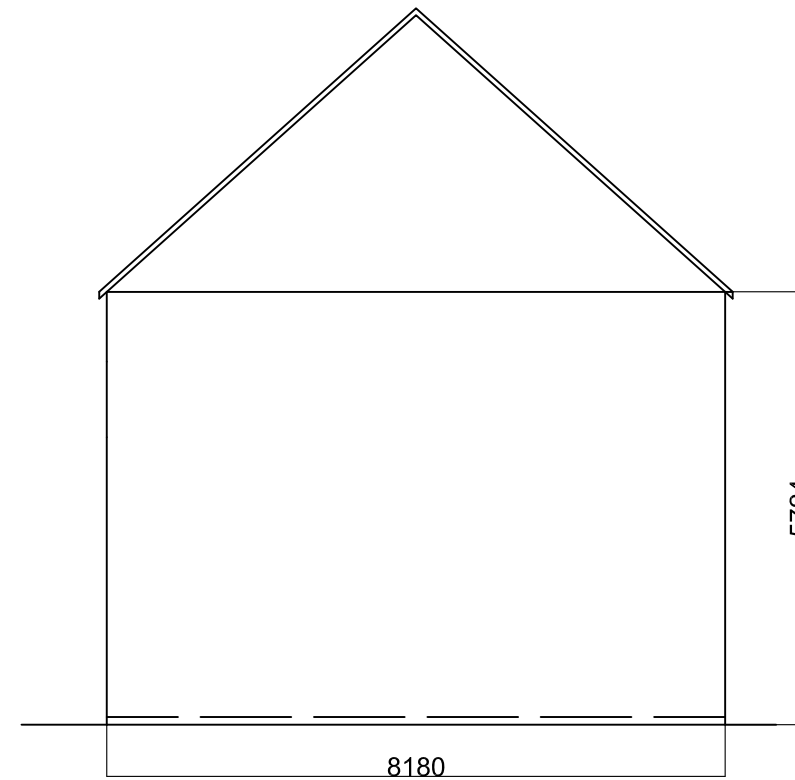
Rear Elevation



Front Elevation



Rear Lean to's



South Elevation