

DESIGN AND ACCESS STATEMENT

320120552P

SITE: SHAY CROSS, OFF OLD BACK LANE, WISWELL

PROPOSAL: DEMOLITION OF EXISTING BUNGALOW AND REPLACEMENT WITH 2 STOREY DETACHED DWELLING

1 ASSESSMENT

- 1.1 Shay Cross is an existing timber framed bungalow sited on the North West side of Old Back Lane in Wiswell accessed via a private driveway serving this property and Braeside and the Shielling.
- 1.2 The existing bungalow is an early form of timber framed houses dating back to the late 1970's and is not particularly well insulated by today's standards and therefore the opportunity is being sought to replace the property with a traditional 2 storey dwelling.
- 1.3 The application site lies within the defined settlement boundary of Wiswell as delineated in the district wide Local Plan. Equally the property lies outside the defined conservation area.
- 1.4 Development plan policies are informed by the recently issued National Planning Policy Framework (NPPF) which replaces former government advice detailed in Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The development plan currently includes saved policies from the Ribble Valley Districtwide local plan which was initially adopted in June 1998.

2 INVOLVEMENT

- 2.1 Given the proposals compliance with adopted land use policy then this has not necessitated in the engagement with the Local Planning Authority in respect of Pre-application advice.

3 EVALUATION

- 3.1 As an early form of timber framed and partially clad housing the bungalow which currently occupies the site whilst in good condition is of relatively poor thermal quality and would prove difficult to secure a conventional mortgage given its method of construction. The property lies within the defined settlement boundary and therefore the principle of redeveloping the plot for a replacement house would fully comply. The present property on site is a typical 1970's appearance and does little to contribute to the nearby conservation area status of a major proportion of the village.
- 3.2 Rather than replace the existing dwelling with a similar storey structure it is felt more appropriate to construct a two story traditional dwelling form stone and slate on this gateway site into the village similar to those built some years ago on the opposite side of Old Back Lane and specifically properties known as Eastwood House and Oakwood.
- 3.3 The present property sits within a sizable plot and therefore could accommodate a larger dwelling although the footprint is of a similar proportion to the existing bungalow.

- 4.1 As mentioned previously the design of the house is intended to be of a traditional style incorporating traditional materials such as blue slate and natural stone with quoin details and mullion windows with drip moulding.
- 4.2 The main footprint of the house will be broadly rectangular and symmetrical centred around the main entrance doorway. It will measure approximately 19m x 9m with a 2 storey gabled porch with bedroom over projecting forwards by 2m on the front elevation. There will be an attached garaging utility and workshop building measuring 7.2m x 9.8m.
- 4.3 The property is to be sited broadly on the footprint of the existing bungalow and given the generous nature of the plot will not imposing on neighbouring residential amenity.

5 ACCESS

- 5.1 As a straight forward replacement of an existing dwelling the need to consider access to the site does not arise. Within the site, which is broadly level then it is possible to provide level access into the replacement dwelling.

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