

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

THE DIMENSIONS OF THE EXTERNAL SEATING AREA, ACCESS INTO THE SHOP FROM THE FOOTPATH, THE EXISTING CANOPY DIMENSIONS AND THE FACADE CHARACTERISTICS OF THE BUILDING. FINALLY THE CONSERVATION AREA GUIDELINES HAVE BEEN RESPECTED.

Use

What will the extension/development be used for and justify why this is necessary?

IT WILL PROVIDE EXTERNAL SHELTER FOR CUSTOMERS DURING THE OPERATIONAL HOURS OF THE SHOP. THE FORECOURT IS A VERY POPULAR AMENITY FOR THE APPLICANT'S BUSINESS AND FOR THE COMMUNITY IN GENERAL. IT WILL BE AN ASSET TO THE VILLAGE AND ALLOW CUSTOMERS TO REMAIN DRY DURING INCLEMENT WEATHER.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

THE CANOPY WILL BE 3.6M X 3.6M AND 2.3M HIGH. THESE DIMENSIONS ARE APPROPRIATE FOR THE FORECOURT AND WILL NOT DOMINATE THE SETTING.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

THE LAYOUT WAS DEFINED BY THE SITE AREA AND THE SIZE OF THE EXISTING CANOPY OVER THE BAY WINDOW

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

YES, AS THE CANOPY PROVIDES AN 'EXTENSION' OF WEATHER PROTECTION BEYOND THE EXISTING SHELTER OVER THE BAY WINDOW

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

NOT APPROPRIATE, BOUNDARIES REMAIN UNAFFECTED.

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

THE SCALE, MASS + COLOUR ARE SYMPATHETIC TO THE FACADE OF THE PREMISES. THE CHOICE OF BLACK CANVAS MOUNTED ON AN ALUMINIUM POLE IS THE MOST APPROPRIATE SOLUTION.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.

THE PROPOSAL DOES NOT AFFECT THE EXISTING ACCESS ARRANGEMENT