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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?

WE HAVE CONSIDERED SAFE ACCESS TO THE ROAD;
MINIMAL IMPACT ON OTHER DWELLINGS; MATERIALS
MATCHING SURROUNDING CONSTRUCTION.

Use

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

THE DEVELOPMENT WILL BE USED FOR A DOMESTIC
PRIVATE DWELLING.

Amount

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

THE DEVELOPMENT WOULD BE ~~BE~~ BETWEEN 55-60 sq/m
IN A SITE OF ABOUT 310 sq/m. BOTH OF THESE
MEASUREMENTS ARE IN PROPORTION TO THE
GENUINE SETTING.

Layout

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

THE SHAPE OF THE SITE LENT ITSELF TO THE PROPOSED DEVELOPMENT GIVING IT INDEPENDANT ACCESS TO THE PUBLIC HIGHWAY.

Scale (PARAMETERS) HEIGHT WIDTH + DEPTH.

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

MAX LENGTH - 10 METRES
MAX DEPTH - 6 METRES
MAX HEIGHT - 7.5 METRES

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?

IT IS ENVISAGED TO REDUCE AND RELAY THE HANDMADE HEDGE ON THE NORTHERN BOUNDARY. OTHER BOUNDARIES WOULD BE TREATED WOOD FENCING SIMILAR TO THE EXISTING FENCING ON THE EASTERN BOUNDARY OF DOULTON FOLD COTTAGE.

Appearance

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

THE PROPOSED DEVELOPMENT WOULD HAVE SAND CONCRETE AND BRICK WITH RENDERED ^{SAND} EXTENSION WALLS TO MATCH OTHER PROPERTIES.

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 PROPERTY WOULD HAVE A NEW ACCESS ON TO PRESTON ROAD OVER THE VERGE. IT HAS EXCELLENT SIGHT LINES IN BOTH DIRECTIONS ALONG PRESTON ROAD.

Re-outline planning application for Bolton Fold Cottage, Alston Lane, Longridge.

As a result of the response from Diane Cafferty to my pre –application proposal, I have taken the following steps.

- Spoken to an officer from the Highways department at Whalley who explained about the grass verge being adopted highway and the local authority would be responsible for the construction of any access over it and pass the costs onto the developer.
- Have moved the proposed dwelling 2 metres further into the site to increase parking and manoeuvring space.
- Have spoken to David Bloomer and emailed him an A3 plan showing the proposed site.
- Have met Dave Hewitt twice to discuss the impact on the trees and hedges and have commissioned a tree survey. In my email communication with Mr Harris after the survey, he was able to say;

“My plan overlaid with the proposal does give us an initial indication that the proposal can be achieved whilst retaining the most important tree (T4), and this would therefore indicate to the LPA tree officer that there are no reasons to refuse the application on tree issues.”

- I have included some photo's to try to show the site in context.