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DESIGN AND ACCESS STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR THE CONSTRUCTION OF A
DETACHED FULL OPEN MARKET DWELLING
ON LAND**

AT

**SPREAD EAGLE FARM, CLITHEROE ROAD,
BARROW, CLITHEROE, BB7 9AQ**

Prepared by: A J Mitchell
Our Client: Mr R I Little
Our Ref: Lit/589/1548/AJM
Date: March 2013



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



1. Use

- 1.1 The application seeks permission for the construction of a detached open market dwelling with an attached double garage on the application site. The dwelling will be a seven bedroom property with two bedrooms created at second floor level which will be created within the roof space. The garage will be a double garage with a master bedroom suite created above the garage, which is included within the above mentioned total.
- 1.2 The application site at present is undeveloped and comprises a clearing within a mixed woodland. The site is bounded on its westerly edge by agricultural land, formed with a timber stock proof fence. The application site also incorporates a tarmac vehicular access track, which will serve the proposed dwelling and is connected to the main public highway of Clitheroe Road.
- 1.3 This planning application, if approved, presents an opportunity for the Council to approve a development which will help to increase the number of and improve the quality of residential accommodation available within the Borough.

2. Amount

- 2.1 The amount of proposed development can be seen on the proposed development plans which form part of the planning application; see plan reference numbers Lit/589/1548/01-02. However, we provide a summary of the accommodation below.
- 2.2 The accommodation will be spread out over three floors; ground, first and second. As stated earlier, the second floor will be created within the roof space to keep the overall height of the proposed dwelling to an acceptable level. The ground floor will comprise a porch & entrance hall, lounge, sitting room, an open plan kitchen and dining room, garden room to the rear of the property, and a utility accessed off the kitchen, providing access to a WC and the double garage. The first floor of the dwelling will provide access to five double bedrooms and a family bathroom. One of the double bedrooms will be formed above the utility and garage to create a 'master' suite, served with a walk in wardrobe and en-suite bathroom. Bedroom 1, as shown on the proposed plans, is located to the first floor and is served with an en-suite bathroom. The second floor of the property will be created with two large bedrooms and a shared bathroom.
- 2.3 The proposed internal floor area of the dwelling and garage is 383.1m² with 72.5m² of that space created within the roof. Floor space with less than 1m in usable head height has not been included with this total.
- 2.4 The proposed dwelling will have an eaves height of 5.6m and a ridge height of 9.2m. The attached garage will have an eaves height of 5.5m and a ridge height of 8.06m.

- 2.5 We feel that the amount of development that is proposed is appropriate and is in keeping with other similar schemes recently approved by the Council.

3. Layout

- 3.1 The layout and positioning of the proposed dwelling can be seen on the proposed development plans that form part of the planning application. The dwelling will be sited so as to take advantage of a natural clearing within the woodland which will minimise the visual impact of the proposal by retaining most of the existing trees on the land that adjoins the application site.

- 3.2 The proposed property will be created with private gardens, a garage and associated parking.

4. Scale

- 4.1 We consider that the scale of the development is appropriate as the proposal makes sufficient use of the application site without over-developing the plot of land. The scale of the dwelling put forward by this proposal is considered appropriate for the application site and wider location and is appropriate for modern day living purposes. The overall height of the building will not be overbearing onto any nearby properties.

- 4.2 The dwelling applied for is similar in design to a number of other new build dwellings, approved by Ribble Valley Borough Council, in the Open Countryside.

5. Landscaping

- 5.1 Adequate garden areas, paved driveways and parking areas have been incorporated as part of the proposed scheme and it is considered that these are sufficient in terms of landscaping for the proposed development. These can be seen on the plans submitted with this planning application. See drawing reference no: Lit/589/1548/01-02.

- 5.2 As a consequence of the site being located within a parcel of woodland it is very well landscaped without the need for any additional planting.

6. Appearance

- 6.1 The proposed materials for the construction of the dwelling have been carefully chosen to protect and enhance the character of the surrounding area.

- 6.2 The dwelling will be constructed with walls faced in natural stone and random coursing, with natural stone quoins to the main corners. The roof will be clad in natural blue slate. At eaves level the external walls will be corbelled with a natural stone corbel inserted. The main gable walls will be built up above the main roof line to form a small parapet wall detail which will be capped with stone copings. The windows and doors will be PVCu light oak framed units set within stone surrounds, with all roof windows of a proprietary roof light

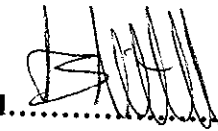
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form. The garage will be constructed with similar materials and the garage door is to be a metal up and over door finished with a RAL coating.

7. Access

- 7.1 The application site is served by an existing vehicular access track which is connected to the public highway of Clitheroe Road, which is to be retained and utilised as part of the scheme. The existing access is of a sufficient width and has good visibility splays at the junction with the public highway.
- 7.2 The proposed external and internal circulation details will be in line with the requirements of the building regulations and the details of which will need to be subject to approval by a building control body prior to any works commencing on site.

Signed.....



.....Date.....

17/04/13

A J Mitchell BSc (HONS)

For and on behalf of Gary Hoerty Associates