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**Design and Access Statement**

**Proposed dwelling  
Roadside Farm  
Alston, Preston PR3 3BL**



**Hughes Treacher  
Chartered Architects**

**Design and Access Statement****Proposed Dwellings Roadside Farm, Alston, Preston PR3 3BL****Planning Statement****National Planning Policy Framework****Overview**

1. On 27 March 2012, the Government published the National Planning Policy Framework ( NPPF ) which sets out the planning policies for England. The NPPF must be taken in to account in planning decisions as a material consideration. The NPPF replaces previous National Planning Policy statements and Guidance Notes.
2. At the core of the NPPF is achieving and contributing towards sustainable development and is defined as meeting the needs of the present without comprising the ability of future generations to meet their own needs  
Three dimensions of sustainable are set out in the NPPF :
  - An economic role – contributing to building a strong, responsive and competitive economy.
  - A Social role – supporting strong , vibrant and healthy communities.
  - An environmental role – contributing towards protecting and enhancing our nature, built and historic environment
3. At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as the golden thread running through plan-making and decision-taking. For design this means.
  - Approving proposals that accord with the development plan without delay
  - Where the development is absent, silent or relevant policies are out of date, granting permission unless
    - adverse impacts outweigh the benefits
    - NPPF policies indicate development should be restricted.

**Housing Policies**

1. A key part of the NPPF in regard to this project is section 6 which sets out the Governments housing policy to significantly boost the supply of housing.
2. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to-date if the Local planning authority cannot demonstrate a five year supply of deliverable housing sites.

**Use**

The site is situated amongst undulating lowland farmland on Preston Road to the north-east of Grimsargh. It is proposed to construct a 2 storey dwelling adjacent to Roadside Farm Cottage.

The site has previously received Approval for a 2 dwellings, ref 3/2012/0480 dated 2 August 2012.



Fig 1 – Proposed site

**Amount**

The proposed 2 storey dwelling will provide 4 bedrooms, kitchen / dining, utility, living room, bathrooms and an integral garage.

**Layout**

The layout of site has been influenced by the potable water mains running through the site and the 5 metres off stand.

A Clearwater septic tank is to be provided to for foul water and services are already available. Household refuse is already collected for adjacent properties Old Chapel Cottage, and Old Chapel Barn.

### **Appearance**

It is proposed that the external wall structures will be constructed in stone work with a slate roof, stained softwood windows to match the existing dwellings on site.

The proposals represent a positive opportunity to enhance the appearance of the site by the adoption of careful and considered design, which reflect the positive characteristics of the locality.

### **Access**

Access would be via the existing driveway, which was improved following the earlier granting of planning permission and is in accordance with Lancashire County Council's highway requirements.

Adequate turning and parking spaces are illustrated on the proposed plans.

Preston road is well served by public transport, with a frequent service between Longridge and Preston. Level access to the dwellings will be provide.

### **Landscaping**

All paving and driveway surfaces will be laid smooth and even to avoid any risk of tripping. Other spaces will be landscaped using grass, shrubs and plants native to the area.



**Fig 3 - Photo of adjacent dwellings (Roadside Farm Barn and Roadside Farm Cottage)**

### **Utilities**

All mains serves are available on site apart from Foul and storm water outfalls.

It is proposed to connect to the existing Sewage treatment plant

### **Summary**

For the reasons set out in this report, the Council is respectfully invited to grant permission for the 2 storey dwelling.

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**March 2013**