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## DESIGN AND ACCESS STATEMENT

IN RESPECT OF:

**A HOUSEHOLDER PLANNING APPLICATION FOR THE  
CONSTRUCTION OF A TWO STOREY DOMESTIC EXTENSION TO  
PROVIDE A SWIMMING POOL AT GROUND FLOOR LEVEL AND EN-  
SUITE BEDROOM ACCOMMODATION AT FIRST FLOOR LEVEL**

**AT**

**LANE ENDS BARN  
PLECKGATE ROAD  
RAMSGREAVE  
BLACKBURN  
BB1 8QY**

**Prepared by: Paul Fay for and on behalf of Gary Hoerty Associates**  
**Our Ref: Pat/624/1674/GH**  
**Our Client: Mr J Patel**  
**Date: June 2014**



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



## **1. Use.**

- 1.1 The application seeks permission for the construction of a domestic extension to the existing property on the application site, which will comprise accommodation for a swimming pool at ground floor level with accommodation provided for en-suite bedroom facilities at first floor level.
- 1.2 The building is to provide leisure and bedroom facilities, it is for private use and will be used solely by the applicant. and his family.

## **2. Amount**

- 2.1 The amount of development proposed can be seen on the proposed development plans which form part of the planning application; see plan reference: Pat/624/1674/01. A summary of the scheme is as follows:
- 2.2 The accommodation will be spread over two floors; ground and first. The ground floor accommodation will comprise a swimming pool with an adjoining changing/shower area separated by an internal wall. At first floor level there will be bedroom accommodation with adjoining en-suite bathroom and dressing room accommodation separated by internal walls. The first floor area is to be accessed from the landing area of the existing building by the creation of a new opening.
- 2.3 The proposed internal floor area of the ground floor accommodation will be 112.46m<sup>2</sup> and the internal floor area of the first floor accommodation will be 112.46m<sup>2</sup>. The proposed external footprint of the building will be 126m<sup>2</sup>. The building will have an eaves height of 4.98m and the ridge height of the building will be 6.97m.
- 2.4 The amount of development that is proposed is appropriate for the needs of the applicant and is in keeping with other schemes recently approved by the Council.

## **3. Layout**

- 3.1 The layout and positioning of the proposed building can be seen on the proposed site plan that forms part of this application, see plan reference: Pat/624/1674/02. The proposed extension will be sited projecting from the existing buildings rear elevation, wholly within the curtilage of the applicants' plot.
- 3.2 The proposed development has been carefully considered and designed to blend seamlessly with the existing building.

**7. Access**

- 7.1 The proposed application site is served by an existing vehicular access off the public highway. The existing access is of sufficient width with good visibility splays.

Signed.......... Date.....18.06.2014.....

**Paul Fay. BSc (Hons)**

**For and on behalf of Gary Hoerty Associates**