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DESIGN AND ACCESS STATEMENT

IN RESPECT OF A PLANNING APPLICATION FOR THE
ERECTION OF A TEN DWELLINGS

AT

LAND OFF CHATBURN OLD ROAD, CHATBURN,
CLITHEROE

Prepared by: Gary Hoerty BSc (Hons) MRICS FAAV
Our Client: Mr R Jackson
Our Ref: Jac/605/1615/GH
Date: June 2014



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



1. Use

- 1.1 The parcel of land to which this planning application relates is located immediately adjacent to the settlement of Chatburn. The site lies to the east of Lanehead Quarry.
- 1.2 The proposal is for the erection of 10 detached dwellings on the application site together with associated driveways, garages and garden areas and associated access road.
- 1.3 This planning application presents an opportunity for the Council to increase the number and improve the quality of residential accommodation available within the Borough. In addition, we firmly believe that the proposal will improve the visual appearance of the site as a whole.

2. Amount

- 2.1 Of the 10 dwellings four would be Type 1 - 2 storey 4 bedroom with integral garage (plots 1, 2, 4 & 5); three would be Type 2 - 2 storey 4/5 bedroom with integral double garage (plots 8, 9 & 10); two would be Type 3 - 2 storey 4 bedroom with detached double garage (plots 6 and 7); and 1 would be Type 4 - 3 storey split level, 4 bedroom with detached double garage (plot 3). All ten dwellings would be open market housing. Provision would be made for off-site affordable housing provision. The proposals are detailed below.
- 2.3 The Type 1 dwellings would comprise an entrance hallway with stairs to the first floor and a WC contained under the stairs. To the left off the hallway will be a living room and off the living room, to the rear of the property, will be a family dining/kitchen/breakfast room. There is a utility room located off the dining/kitchen which contains the properties rear door and the personal door to the garage. The property is served by an integral double garage. At first floor level there will be 4 bedrooms with an en-suite bathroom serving the master bedroom and a house bathroom. The eaves height of the proposed dwellings will be 5.25m and the ridge height will be 9.33m. The total floor area for each of the proposed dwellings will be 226.16 m² and the total volume will be 683.79 m³.
- 2.4 The Type 2 dwellings would comprise an open porch leading to the entrance hallway with stairs to the first floor and a WC contained under the stairs. To the right off the hallway will be a living room and off the hallway, to the rear of the property, will be a family dining/kitchen/breakfast room. There is a utility room located off the dining/kitchen which contains the properties rear door and the garage personal door. The property is served by an integral double garage. At first floor level there will be 5 bedrooms with an en-suite bathroom serving the master bedroom and a house bathroom. The eaves height of the proposed dwellings will be 5.25m and the ridge height will be 9.33m. The total floor area for each of the proposed dwellings will be 166.66 m² and the total volume will be 534.37 m³.

- 2.5 The Type 3 dwellings would comprise an open porch leading to the entrance hallway with stairs to the first floor and a WC contained under the stairs. To the left off the hallway will be a dining room and off the hallway, to the rear of the property, will be a family dining/kitchen/breakfast room. Off the family room will be a living room. There is a utility room located off the dining/kitchen which contains the properties rear door. At first floor level there will be 4 bedrooms with an en-suite bathroom serving the master bedroom and a house bathroom. The eaves height of the proposed dwellings will be 5.25m and the ridge height will be 9.33m. The total floor area for each of the proposed dwellings will be 226.16 m² and the total volume will be 683.79 m³. The property is served by a detached double garage.
- 2.6 The Type 4 dwelling will comprise, at basement level, a basement level which will be primarily accessed via the internal staircase which terminates in a hallway with WC contained under the staircase. To the left off this hallway will be a workshop/games room, to the rear off the hallway there will be a kitchen/dining/family room and accessed off this room will be a bedroom which is served by a walk in wardrobe and en-suite bathroom. At ground floor an open porch leading to the entrance hallway with stairs to the first floor and a WC contained under the stairs. To the left off the hallway will be a dining room and off the hallway, to the rear of the property, will be a family dining/kitchen/breakfast room. There is a utility room located off the dining/kitchen which contains the properties rear door. Also located off the dining / kitchen is the living room. At first floor level there will be 4 bedrooms with an en-suite bathroom serving the master bedroom and a house bathroom. The eaves height of the proposed dwellings will be 5.3m and the ridge height will be 9.3m. The floor area of the proposed dwelling will be 341.56 m² and the volume will be 1018.45 m³. The property is served by a detached double garage
- 2.5 There will be sufficient off road parking for at least two cars available for each property on the proposed housing site and this can be seen on the plans submitted with the planning application.

3. Layout

- 3.1 The layout of the development is shown on the plan submitted with the application. As can be seen from the plan the proposed development is formed in a cul-de-sac style with one road allowing access and exit from the site. The layout of the site is such that it groups the buildings together, not enough to make the site feel cramped and overdeveloped but to make best use of the site without increasing the sprawl of the buildings.
- 3.2 Each property will be served with private gardens to the front and the rear and each dwelling will have designated parking for vehicles. The exact layout of the proposed scheme can be seen on the plans submitted with this application, see drawing reference: Jac/605/1615/06.

4. Scale

4.1 The proposed dwellings would be a considerable distance from existing dwellings in Crow Trees Brow, the nearest one being 70 metres away. There would be a separation of 33 metres between the rear elevation of Plot 1 and the side elevation of the nearest property fronting Chatburn Old Road (9 Chatburn Old Road). These distances are far in excess of generally accepted separation distances and it is clear that there would be no warranted concerns regarding overlooking, privacy or the outlook from existing properties. Taking into account these separation distances the proposed dwellings would, in terms of scale, be appropriate to and complement the existing dwellings.

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: Jac/605/1615/06

6. Appearance

6.1 The dwellings would be of traditional construction. They would feature front gables appropriate to the vernacular of the locality.

6.2 The proposed materials for the development of the dwellings have been carefully chosen to protect and enhance the character of the surrounding area. It is anticipated that the proposed dwellings will be constructed from block and finished with a mixture of coursed limestone and render with hardwood framing to the fenestration. The roofs will be covered with natural slates.

7. Access

7.1 Access to the site will be provided from a single access of Chatburn Old Road, as shown on the site plan enclosed with the planning application. The resulting road would serve all 10 dwellings and be of a cul-de-sac format with single entry and exit with a turning head at the end of the cul-de-sac. All access to individual properties would comply with the building regulations at the appropriate time.

Signed..........Date...30.6.14.....
Gary Hoerty BSc (Hons) MRICS FAAV

