

Design and Access Statement Pro-forma

PROPOSED DWELLINGS TO LAND OFF CLOUGH BANK LANE, CHATBURN

From the 10th 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 dwelling house, or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house, where no part of that dwelling house or curtilage is within a designated area or is a listed building. "Designated areas" include:
 - Conservation Areas
 - Sites of Special Scientific Interest (SSSI)
 - Areas of Outstanding Natural Beauty (AONB)

You should use this form for small scale developments where there is no impact on views of the property or site from a highway. If in doubt as to whether this form is appropriate for the type of development you are proposing then contact the planning department on 661661.

Process THERE IS NOW A CURRENT APPROVAL APP 3/2011/1052 DONE 25/5/12. THIS IS AN APPLICATION FOR REFRESH OF THIS. THE SITE ALREADY HAD A ~~EXISTING~~ PLANNING APPROVAL FOR A SINGLE DWELLING (APPLICATION NO 3/2009/0125/P)

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development? FOR THE CLIENT ABOVE TO LOOK AT THE FEASIBILITY OF BUILDING 2 NO HOUSES, WE CONSULTED THE COUNCIL AND WERE ASKED TO CONSIDER THE PROXIMITY OF TREES, OUR LAYOUT KEEPS THE BUILDINGS OUTSIDE THE RPZ OF THE TREES, WHICH STILL MAINTAINING GOOD PLOT SIZE. BUILDING MATERIALS ARE TO BE SIMILAR TO THOSE OF APPROVED SCHEME FOR ONE DWELLING

Use 2 NO DWELLINGS WITH CURTIAGE & AMENITIES.

What will the extension/development be used for and justify why this is necessary? THE PLOT IS TYPICAL INFILL WITH DWELLINGS ON ALL SIDES & RESIDENTIAL DEVELOPMENT IS THE OBVIOUS USE. IT IS NOT FULLY SUITABLE FOR ANY COMMERCIAL OR INDUSTRIAL USE & WOULD OTHERWISE REMAIN VACANT. THE DWELLINGS WOULD CONTRIBUTE TO THE COUNCIL'S HOUSING POLICY REQUIREMENTS.

Amount

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

2 NO 4 BEDROOM DWELLINGS WITH QUITE GENEROUS CURTIAGES & AMENITIES, & PROPORTIONATE TO THE SCALE OF THE SURROUNDING PROPERTIES, ALL AS SHOWN ON THE ENCLOSED SITE PLANS. THERE IS A DEGREE OF NATURAL SCREENING & LANDSCAPING FROM THE EXISTING TREES.

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Layout

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

THE LAYOUT HAS BEEN DESIGNED TO AVOID INCURSION INTO THE RPZ OF THE MATURE TREES & TO MAKE USE OF THE EXISTING ACCESS TO CLOUGH BANK LANE PLUS ONE NEW ACCESS. GARAGING TO PLOT 2 IS AT THE FRONT TO ALLOW OPEN GARDEN SPACE TO THE REAR & AVOID A GARAGE CLOSE TO THE TREES AT THE REAR. THE SITE IS SPLIT INTO TWO AS SHOWN ON THE SITE PLAN TO ACCOMMODATE BOTH DWELLS.

Scale

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

THE CURTIACRY OF THE DWELLINGS & MOOR SIZES ARE PROPORTIONATE TO THE SURROUNDING DWELLINGS. THE PLOT SIZES ARE SMALLER THAN THE THREE ADJACENT DWELLINGS BUT THE HOUSES SIMILAR TO 3 & 5 CLOUGH BANK LANE & SMALLER THAN THE ROCKERY.

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?

EXISTING MATURE TREES TO REMAIN. NEW ACCESS TO HAVE NATURAL STONE WALL & GATE POSTS, MATCHING EXISTING (RE-USING EX STONE AS FAR AS POSSIBLE) BOUNDARY BETWEEN DWELLINGS IN TIMBER FENCE WITH SOME HERDOR PLANTING AS SHOWN ON SITE PLAN. ALL EXISTING BOUNDARIES TO REMAIN.

Appearance

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

BOTH DWELLINGS IN TRADITIONAL CONSTRUCTION WITH SLATE ROOFS, STONE & RENDER WALLS, STONE SURROUNDS TO WINDOWS & DOORS. THERE IS A TRADITIONAL FORM TO THE SHAPE OF THE DWELLINGS, TYPICAL TO THE VALLEY.

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.

CLOUGH BANK LANE ALREADY SERVES SEVERAL DWELLINGS AS SHOWN ON THE PLANS. THE EXISTING GATE ACCESS IS TO BE RETAINED & A NEW VEHICLE ACCESS FORMED FOR PLOT 1. VEHICLE ACCESS IS EITHER INTO THE BUILDING OR CAN PARK OUTSIDE THE FRONT ENTRANCE ON PLOT 1. THERE WILL BE A PEDESTRIAN RAMP AT BOTH FRONT DOORS & THE PATHS AROUND THE BUILDINGS WILL BE LEVEL.

creating a better place



Environment
Agency

Mr Ron Valovin
Architectural Services
9 Green Drive
CLITHEROE
Lancashire
BB7 2BB

320141089P

Our ref: NO/2012/103179/01-L01
Your ref:
Date: 31 January 2012

Dear Mr Valovin

**PROPOSED ERECTION OF 2NO. NEW DWELLINGS AND DETACHED GARAGE.
LAND OFF CLOUGH BANK LANE, CHATBURN**

The Environment Agency has recently been consulted on the above proposal. Please find enclosed a copy of our response to the local planning authority. If you have any queries about our response, please do not hesitate to contact us.

Yours sincerely

**Gemma Jackson
Planning Liaison Officer**

Direct dial 01772 714269
Direct fax 01772 697032
Direct e-mail gemma.jackson@environment-agency.gov.uk

Environment Agency
PO Box 519, South Preston, Lancashire, PR5 8GD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

End



INVESTOR IN PEOPLE

Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/103179/01-L01
Your ref: 3/2011/1052
Date: 31 January 2012

Dear Sir/Madam

**PROPOSED ERECTION OF 2 NO. NEW DWELLINGS AND DETACHED GARAGE
LAND OFF CLOUGH BANK LANE, CHATBURN**

Thank you for referring the above application which was received on 11 January 2012.

We have no objection in principle to the proposed development but wish to make the following comments:-

Development that encroaches on Heys Brook has a potentially severe impact on the ecological value. Land alongside the watercourse is particularly valuable for wildlife and it is essential that this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.

We are therefore pleased to see that the existing vegetated area adjacent to the watercourse will be retained. We would also recommend that any future landscaping of this area is used to enhance the riparian corridor where possible.

AGENCY INFORMATIVES

Heys Brook adjoining the site is a designated Main River and is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without the prior written Consent of the Environment Agency. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to us for consideration.

Environment Agency
PO Box 519, Bamber Bridge, Preston, PR5 8GD.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d..

The Environment Agency has a right of entry to Heys Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer must contact Colin Worswick at 01772 714259 to discuss our access requirements and apply for Consent.

A copy of this letter has also been sent to the applicant/agent.

Yours faithfully

Gemma Jackson
Planning Liaison Officer

Direct dial 01772 714269

Direct fax 01772 697032

Direct e-mail gemma.jackson@environment-agency.gov.uk

cc Architectural Services