

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 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 dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

OVERNIGHT/SHORT STAY VISITOR ACCOMMODATION DEMAND IS HIGH IN THE VILLAGE AND FOLLOWING DISCUSSION WITH OTHER PROVIDERS VISITORS ARE BEING TURNED AWAY DUE TO A LACK OF AVAILABILITY. THE MARKET CAN EASILY SUPPORT THE ADDITION OF 2 MORE UNITS. CURRENT USE CLASS RULED INAPPROPRIATE BY PRE-APP ADVICE (RV/2014/ENR/00010) AND THAT A CHANGE OF USE IS REQUIRED. NO EXTERNAL ALTERATIONS OR INTERNAL ALTERATIONS TO BE MADE.

Use

What will the extension/development be used for and justify why this is necessary?

PROPOSAL IS FOR A CHANGE OF USE FROM DWELLINGHOUSE TO A BED & BREAKFAST OFFERING 2 BEDROOMS FOR VISITOR ACCOMMODATION. I WAS ADVISED IN PRE-APP ADVICE (RV/2014/ENR/00010) THAT FULL PLANNING PERMISSION IS REQUIRED DUE TO CHANGE OF USE. A CHANGE TO A B&B WILL ENCOURAGE TOURISM IN THE AREA.

Amount

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

NO EXTERNAL ALTERATIONS TO BE MADE SO NIL EFFECT ON WADDINGTON CONSERVATION AREA OR IMMEDIATE SETTING.

Layout

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

2 GUEST BEDROOMS ARE NEEDED TO MAKE THE PROPOSAL ECONOMICALLY VIABLE.

THE 2 BEDROOMS CHOSEN IN THE LAYOUT OF THE B+B PROVIDED THE EASIEST ACCESS FOR GUESTS AND THE MOST APPROPRIATE SPLIT BETWEEN OWNER / GUEST AREAS.

Scale

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

NO EXTERNAL ALTERATIONS TO BE MADE THEREFORE NIL IMPACT ON THE CONTEXT OF THE SITE.

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?

NO EXTERNAL LANDSCAPING, FENCING OR BOUNDARY TREATMENTS CHANGES ARE PROPOSED.

Appearance

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

NO EXTERNAL ALTERATIONS TO BE MADE.

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

I ANTICIPATE GUESTS WILL PARK IN AVAILABLE SPACE ON THE PUBLIC HIGHWAY IN FRONT OF THE PROPERTY. IN THE PRE-APPLICATION ADVICE (RY/2014/ENQ/00010) LCC'S HIGHWAYS DEPT HAD NO OBJECTION TO PARKING IN THE CONTEXT OF 2 GUEST BEDROOMS.

320140207P

HERITAGE STATEMENT

Re: 58 West View, Clitheroe Road, Waddington, BB7 3HP

The property is situated within a terrace and has no particular architectural or historical merit, having not been the birthplace or home of any important public figure.

By attracting additional visitors the proposed Bed and Breakfast will help grow the village economy. The proposed Bed and Breakfast will contribute to sustaining local businesses, e.g. the post office, café, pubs and local bus services. This will assist in maintaining a traditional, appealing and vibrant village way of life, so preventing the demise of village amenities and prevent the village becoming a rural dormitory.

CONSERVATION AREA

The property is located in the Waddington Conservation Area. It is not a listed building or one of the features of special interest listed by Waddington Conservation Area Management Guidance.

No exterior or interior work and no hanging signage is proposed, so the fabric of the dwelling remains unchanged and consequently the proposal does not impact or conflict with Waddington Conservation Area Management Guidance principles.

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FLOOD RISK ASSESSMENT

(in reference to Section 12 of application form)

Re: 58 West View, Clitheroe Road, Waddington BB7 3HP

No external alterations or groundworks (e.g. tarmacadam surfacing, concreting, paving, drains etc.) are being undertaken.

No internal alterations are required.

Surface water is disposed of through the existing mains sewer.

CONCLUSION

As no internal or external works are to be carried out, no negative impact on flood risk is envisaged.

