



# 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?

A NUMBER OF OPTIONS HAVE BEEN CONSIDERED BEING THE LOCATION BEING LEVEL WITH THE ENTRANCE DOOR AND ALONG THE GABLE, AS WELL AS A GARAGE PORT STYLE OPTION IN A TIMBER FRAME TYPE UNIT IN THE SAME LOCATION AS NOW PROPOSED ALTHOUGH THESE WERE DISMISSED FOR VARYING REASONS OF UNSUITABILITY AND FUNCTIONAL USE

### Use

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

THE GARAGE WILL FORM A SAFE HOUSING FOR BOTH VEHICLES AS WELL AS GARDEN MACHINERY AND GARDENING EQUIPMENT.

### Amount

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

SEE ATTACHED PLANS + ELEVATIONS, APPROX, 6.0 x 6.0 M EXTERNALLY

## Layout

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

THE LAYOUT WAS DEVELOPED AFTER VARIOUS SCHEMES WERE DISMISSED DUE TO THEIR FUNCTION RESTRICTIONS, AND IN ORDER TO ALLOW THE VEHICLES TO MANOEUVER EASILY WITHIN THE SITE.

## Scale

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

THE SCALE OF THE UNIT IS IN KEEPING WITH A TYPICAL DOUBLE GARAGE AS WELL AS KEEPING THE RIDGE AND EDGES LINE LOWER THAN THE ADJACENT BUILDINGS.

## 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?

THE EXISTING BOUNDARY TO LONGWIDGE ROAD HAS A NATIVE HEDGEROW HEIGHTS OF VARYING HEIGHTS OF BETWEEN 1350-1600MM HIGH AND THIS WILL SCREEN APPROX 50% OF THE GARAGE WHEN VIEWED FROM LONGWIDGE ROAD. (SEE ENCLOSED STREET SCENE).

## Appearance

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

THE ROOF WILL USE TAG SAWS MATERIALS BEING WELSH-BLUE SLATE, AND THE WALLS WILL BE IN RED FACING BRICKS. DOORS WILL BE TIMBER STAINED

## 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

PLEASE SEE ENCLOSED SITE PLAN, THIS IS FOR A DOUBLE GARAGE UNIT TO SERVE THE ADJOINING OUTBUILDINGS RECENTLY APPROVED FOR CONVERSION