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Planning, Design & Access Statement



Trevor Hobday MRTPI

Proposed alterations to existing
window opening in rear elevation,
provision of a glass balustrade and
decking; Neddy Barn, Neddy Lane,
Billington. BB7 9ND

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4 Appraising the context

- 4.1 **assessment:** The application site is located within the Urban Area of Billington in that part now predominantly residential in character. It is surrounded by residential development of varying types, design and densities.
- 4.2 Residential use is the authorised use; the proposed development is permitted save for the imposition of a planning condition that removes that right
- 4.3 In assessing this proposal, the development Plan is a material consideration. The relevant policies have been considered and referred to in putting together this supporting statement.
- 4.4 In appraising the overall context of the proposal, it is submitted that the development is fully supported by the advice contained in the National Planning Policy Framework, together with the policies in the Core Strategy and Local Plan. The proposal is wholly self-contained and secure and complements other development within the Urban Area. It is in a wholly sustainable location and will meet all sustainable planning objectives.

5 Design Principles

- 5.1 In identifying the design principles for the scheme, the applicant has sought and engaged professional consultants. In turn, in putting together the application and supporting evidence, they have had regard to the existing site, its condition and location in the immediate locality together with the fact that it is designated as being within an urban area as identified in the Core Strategy.
- 5.2 With the exception of the alteration to the rear (south) elevation, the development would have no material or adverse effect upon the character of the immediate locality.

5.3 Amount

- 5.3.1 The submitted plans indicate the extent of the development. The existing footprint and mass of the building will remain as it is. The existing internal floor space will remain unchanged.

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6.2 The proposed development meets the requirements of the policies contained in the Core Strategy. It is further supported by the National Planning Policy Framework.

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June 2015