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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?

PREVIOUSLY A DESIGN FOR A LARGE DOUBLE GARAGE WAS REFUSED AT PLANNINGS AND ALSO AT APPEAL. THIS REFUSED SCHEME HAS TAKEN INTO ACCOUNT THOSE REASONS FOR REFUSAL AND ADDRESSED THEM IN THIS LATEST APPLICATION.

Use

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

THE GARAGE WILL FORM A VEHICULAR HOUSEHOLD AS WELL AS STORAGE FOR GARDEN MACHINERY

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 AND ELEVATIONS APPROX. 6.0 x 4.6 EXTENSIVELY

Layout

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

THIS SCREENING HAS BEEN REVISED IN ORDER TO ADDRESS THE COMMENTS OF THE AERIAL INSPECTOR REGARDS THE SIZE AND THE LINKS BETWEEN THE GARAGE AND OUTBUILDINGS HAS BEEN REMOVED

Scale

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

THE SCALE OF THE DEVELOPMENT HAS BEEN REDUCED TO ADDRESS THE ISSUES RAISED BY THE PLANNING INSPECTOR.

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 BOUNDARY FRONTING ONTO LINGRIDGE ROAD IS A NATURAL HAWTHORN HEDGE APPROX 1600 HIGH, WHICH SCREENS THE PROPOSED GARAGE, WHILST THE REMAINDER OF THE BOUNDARIES ARE POST AND RAIL FENCING.

Appearance

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

MATERIALS WILL BE NATURAL WELSH-BLUE SLATE, AND FACING BRICK WALLS, WITH TIMBER STAINED DOORS.

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

SEE ENCLOSED SITE PLAN, AS THE DEVELOPMENT IS ADJACENT THE MAIN ROAD. AND ONLY APPROX 20M AWAY FROM THE ADOPTED HIGHWAY.