

# 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?

The applicants family has expanded with the addition of 2 children and the house is too small for the enlarged family. The proposal is for a childrens room, toilet and improved utility room on the ground floor, with an additional bedroom with en-suite bathroom on the first floor. the materials will be natural stone and slate to match the existing house. The ridge will be same hieght and the front wall set back 350 from the existing so the extension is subserviant to existing house.

### Use

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

Additional living room, ground floor toilet, additional bedroom.

### Amount

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

The extension is 3.6 m internally and required for the new children. The ground floor toilet is required by buidling regulations.

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**Layout**

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

The extension on the gable is the logical location for the extension. the existing smaller extension on the gable will be demolished.  
the extension is subserviant to the existing house which shields the extension from the public highway.

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**Scale**

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

Yes, same hieght as existing house, windows and material in keeping with location and windows detail matching existing.

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**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,s are retained.

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**Appearance**

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

Natural materials, lintels as existing house, same ridge level, set back 350 to ensure reads as an extension.

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**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

The access remains as existing, ground floor toilet complies with disabled requirements.

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