

Design and Access Statement

Proposed Attached 3-Bedroom Dwelling in Lieu of Extension Approved Under 3/2013/0836

BY

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AT

34 Green Lane
Longridge
PR3 3RB

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1. INTRODUCTION

- 1.1 This application is brought following a change of circumstances whereby the client, rather than develop the original approval for a two storey extension is looking to move and; sees an opportunity to create a new dwelling instead. Work has started on the foundations for the approved extension and this proposal utilises these foundations to construct the same size building with just the addition of dormer windows and; the retention of the existing drive with the addition of on-site turning facility for the existing dwelling.

2. PLANNING HISTORY

- 2.1 3/2013/0386 proposed two storey extension comprising integral garage, utility and bedroom and single storey sun lounge extension including re-opening vehicular access and closing another. APPROVED and PARTIALLY IMPLEMENTED.
It should be noted that since the original application is 'implemented' the sun lounge extension to the side of the existing dwelling is still approved and whilst not built is still shown on the proposed plans and elevations for clarity
- 2.2 3/2009/0846 Proposed new dwelling within the existing garden area. Re-submission of application 3/2009/0214P REFUSED:
The proposal is considered contrary to Policies G1 and H10 of the Districtwide Local Plan by virtue of its design, scale and location in relation to both the streetscene and the adjacent dwellings. Given the sites cramped appearance, the siting of a bungalow in-between two, two-storey properties is considered to be an inappropriate, over-development of the site, and its approval would thus be detrimental to the visual amenities of the area and to the streetscene
- 2.3 3/2009/0214 Proposed new dwelling (detached two-bedroom bungalow) within the existing garden. REFUSED

3. PLANNING POLICY

- 3.1 Without making specific reference the many and various planning policies the fundamental issues here are:
- a) the need for additional residential accommodation in Longridge
 - b) The impact of the new residence on neighbouring properties
 - c) Any highway impacts

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4. ASSESSMENT

4.1 Additional Housing

Ribble Valley Borough Council's Core Strategy promotes sustainable development and in particular within Longridge. 'Windfall gains' on infill land are identified in the Core Strategy for towns such as Longridge.

4.2 Impact on neighbouring properties

The scale and design of the property is already approved in the original extension to the house with just the dormer windows which add character to the overall design. This leaves amenity space. There is adequate overlooking distances and facility to draw on and off the site as well as bin storage for both properties.

4.3 Highway Impacts

This proposal has been presented to the highway officer 13/07/2015 and the officer's verbal comments at that time were relaxed. The proposal includes the creation of additional turning space within the curtilage of the existing dwelling to facilitate cars drawing on and off site. The new proposal also includes sufficient space to do the same.

5. CONCLUSION

- 5.1 Since this property has had a refusal for permission for a bungalow which would have a much larger footprint the applicant has had permission for a two storey extension of sufficient scale to be converted into a spacious albeit semi-detached dwelling. The proposal demonstrates that all necessary amenities are provided. Concealed behind an existing tall privet hedge this proposal will have limited impact on neighbouring properties and provide a much needed 'windfall' dwelling for Longridge