

320160442P

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?

Car park adjacent to cafe curtilage to facilitate direct access - thus eliminating the need for pedestrians to park/walk on highway which has a 60 mph speed limit.

Extent of proposed car park limited to being contained within existing landscape features (i.e. mature trees) and contiguous with existing walls and hedges. Necessary alterations to existing access in natural stone to mimic the existing.

Use

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

The car park is for visitors to Greendale View Cafe: (i) The car park is necessary to provide sufficient off street parking to serve the existing covers within the cafe thus securing the sustainability of the existing business; (ii) The car park will allow the safe movement of pedestrians from their vehicles to the cafe thus eliminating the need to walk along a narrow highway which does not have a footpath and on which the national /speed limit (60 mph) applies; (iii) The car park will remove parked cars from the highway on the approach to the Planning Conservation Area thus improving the visual amenity; (iv) The car park will provide improved safety for the general users of the highway.

Amount

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

The proposed site is 0.058 hectares which accommodates 12 no. car spaces, 3 of which will be designated Disabled Parking. The proposed layout will facilitate for vehicles to leave the site in a forward gear with adequate provision for the requisite visibility splay either side of the proposed entrance. Extent of proposed car park limited to being contained within existing landscape features (i.e. mature trees) and contiguous with existing walls and hedges. Necessary alterations to existing access in natural stone to mimic the existing.

Applicant: The Trustees of the Hon. R. C. Assheton's Settlement
Property: Greendale View Cafe, Downham Road, Chatburn, Clitheroe, BB7 4DL

Supporting statement to accompany a Planning Application to Ribbles Valley Borough Council for proposed car park serving Greendale View Cafe.

The application to create a car park on land adjoining Greendale View Cafe merely aims to secure the existing business and the family employment that it currently provides, rather than an attempt to expand it. The proposal is intended to provide sufficient parking (12 spaces) to fulfil the covers within the cafe to make the current situation more sustainable. Although not apparent at the time this lease began, the previous tenant's business model involved taking occasional large pre-booked parties such that any visiting party arrived knowing that they had a table booked, irrespective of the number of the cars parked on the roadside. The current tenant relies on passing trade and finds that passersby are left with the perception that the cafe is 'full', once five or six cars are parked outside on the roadside, which is not the case.

The tenants report safety issues, in particular stemming from passing traffic (frequently at the prevailing national speed limit of 60mph) being perilously close to visiting customers as they enter and exit their vehicles. The car park would allow the elderly, infirm and children to move in and out of their cars in safety and to transit to the cafe, through the existing garden, without the need to venture on to the highway. Amongst excellent reviews, comments on the Trip Advisor website further endorse the parking constraints currently experienced.

Consideration was given to designing the car park within the curtilage of the existing garden but this was abandoned on two counts:

1. The garden forms an intrinsic part of the business offer, especially during the summertime, when customers want to eat outside; enjoying their surroundings and the views across the valley.
2. The tenants live at the property and the garden forms part of their own personal space as well. If this became the car park, the tenants would lose any personal green space, with their quality of life being eroded accordingly.

In terms of methods and materials proposed for the car park, the applicant has sought the opinion of the Local Authority Tree Officer who has verbally indicated no undue concern with the proposed works. The hedging proposed follows DEFRA guidance and compliments mature hedgerows which neighbour the site. Similarly, the traditional stone wall methods that will be used in the reconstruction of the roadside wall will match the existing. A permeable locally-sourced granular surface will be used for the car park base to reduce surface water run-off and to ensure it remains in-keeping with similar surfaces used elsewhere within the adjoining Planning Conservation Area.

The applicant has therefore incorporated the Local Authority's pre-application comments into the proposals for which Planning Permission is now sought – i.e. the relocated stone boundary walls will replicate the existing, the car park has been reduced in size and additional hedging has been introduced in keeping with the character and appearance of the Forest of Bowland Area of Outstanding Natural Beauty and the Downham Planning Conservation Area.

May 2016

320160442P