

320160853P

# **Design and Access Statement**

**For**

**Change of Use**

**From**

**Agricultural Building to Dwelling house**

**at**

**Dove Syke, Eaves Hall Lane, West Bradford**

**Report Completed By**

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## **1. Introduction**

1.1 This Statement is intended to support the submission of a full planning application for the development of a barn at Dove Syke, Eaves Hall Lane, West Bradford. This application follows pre application advice that was received from the Council in support.

1.2 This barn has been used for storage of agricultural machinery for some while but is no longer required. As the barn is no longer in use the potential for residential conversion is attractive in this area.

1.3 The application proposes the retention of the external facades of the building, with the exception of the replacement of the timber clad rear lean to. This shall be replaced with a structurally sound lean to that shall be clad in timber on completion. The scheme fully respects the historic character and setting and shall see very few external alterations.

1.4 This Statement is intended to satisfy the requirements of the Planning and Compulsory Purchase Act 2004 (Section 42) as a Design and Access Statement and also provides an assessment of the planning context and explains why the application ought to be approved.

## **2. Site Characteristics**

2.1 The Application site lies on Dove Syke Nurseries. On the site there are a number of other buildings in relation to the nurseries and the Cider manufacturing plant. The buildings are located to the west of Eaves Hall Lane, a lane which runs from West Bradford Road, close to the centre of the village of West Bradford. This lane is a single track lane with passing places and also provides access for a number of dwellings, farms and Eaves Hall.

2.2 West Bradford is a small but popular village within the Ribble Valley which benefits from some amenities and services. It lies some 3 miles to the north of Clitheroe town centre.

2.3 There is an existing bus service that serves the village of West Bradford; Services 7, 7A and 7B, which like many similar services in and around the Forest of Bowland, is ran with financial support from Lancashire County Council. It provides a service to the following locations:  
Clitheroe – Waddington – West Bradford – Grindleton - Chatburn - Downham - Barley – Rimington - Blacko - Nelson. The service runs approximately once an hour from 07:32 to 22:37 (Timetable was updated on 24/06/2011). The bus stop and main services of West Bradford is merely 0.4 miles from the site.

2.4 Another matter of concern to rural communities is the viability of local schools (particularly primary schools). As family housing, the application has the potential to contribute to the enrolment at Waddington and West Bradford Primary and other local schools.

2.5 The nearest schools are shown below with approximate distances from the application site:

Waddington and West Bradford C of E Primary School - 1.4 miles  
Grindleton C of E Primary School – 2.5 miles  
Bowland High School – 2.5 miles  
Chatburn C of E Primary School, Clitheroe – 2.6 miles  
Clitheroe Royal Grammar School (Secondary and Sixth Form) – 2.7 miles  
Pendle Primary School, Clitheroe – 2.7 miles  
Edisford Primary School, Clitheroe – 2.9 miles  
Moorland School (Primary and Secondary) – 3.1 miles  
St James C of E Primary School, Clitheroe – 3.4 miles  
Ribblesdale School (Secondary) – 3.4 miles  
St Michael and St John's RC Primary School, Clitheroe – 3.4 miles  
Brookside Primary School, Clitheroe – 3.7 miles

From this we can see that these proposed family units shall be fully supported by a large number of schools in the local area.

2.6 There is adequate infrastructure within West Bradford to support this modest addition of two dwellings. The site can be serviced with mains water and electricity and there shall be a sewage treatment plant installed on the site. The schools are accessible via school bus or public transport and the nearest GP is located in Clitheroe along with numerous dentists, all located around 2.5 miles from the application site.

### **3. Application Proposal**

3.1 This is a full planning application that seeks to secure consent for the development of the existing barn at Dove Syke. It is proposed to create a single storey, two bed dwelling. Externally there shall be access provided from the existing gate way to the east of the site. The existing drive shall be used.

3.2 The dwelling will be a single storey, two bed dwelling as per the plans provided.

3.3 The following adheres to the accepted format of the required Design and Access Statement and provides further information on the proposal.

#### **3.4 Use**

The existing building is used for storage of agricultural machinery. The application proposes to change the use of the building to a residential property.

#### **3.5 Amount**

It is proposed to construct one, two bed dwelling over one-storey to create a 2 bed dwelling. The dwelling shall have two parking spaces to the east of the building.

#### **3.6 Layout**

The scheme shall allow joint access from Eaves Hall Lane through the well splayed gate opening to the east of the site. This shall take all vehicular access to a yard area to the east where there shall be parking.

In terms of the impact on street scene there shall be very few alterations as there are to be no new openings to any elevations. All existing openings shall be utilised, with the exception of the large door being blocked up.

#### **3.7 Scale**

There shall be no alterations to the scale of the buildings from what exists.

#### **3.8 Landscaping**

The site has the benefit of being surrounded by agricultural land and so landscaping shall be kept to a minimum. Much of the existing landscape features shall be retained.

#### **3.9 Appearance**

The appearance of the proposed dwelling reflects the existing style as it shall not be altered.

#### **3.10 Access**

Access to the site is via the existing roadway of Eaves Hall Lane through an existing gate to the east of the site. There shall be no physical boundary between the external areas of the property and the site of Dove Syke Nurseries. The dwelling floor level will provide access in accordance with Part M of the building regulations.

#### **3.11 Noise Impact**

The proposed dwelling will not create significant noise therefore no detrimental impact will occur.

### **3.12 Contamination Risks**

The Application has confirmed that there has been no contamination of the site during their ownership and it is very unlikely that the site is contaminated at all.

### **3.12 Flood Risk**

The site has been identified on the Environment Agency's website as Very Low Risk, see the attached Floor Risk Map.

## **4. Assessment**

4.1 This Application has been prepared following Pre application advice, careful assessment with the local planning authority and with National, Regional and Local Plan Policies in mind. During pre-application discussions it is apparent that the principle of the residential redevelopment of this site is acceptable in planning policy terms.

4.2 Both PPS3 and PPS7 allow for a proportion of housing to be identified and delivered within rural locations, particularly where they can be within reasonable distances of towns or service centres. National policy and regional policy in the guise of RSS13 also supports the provision of small scale housing developments, particularly where this is a local need.

4.3 There is adequate infrastructure within West Bradford to support this modest addition of one dwelling. The site can be serviced with mains water and sewer as well as electricity. Socially, the schools are accessible via school bus or public transport and the nearest GP is located 2.5 miles from the application site. This is only a short walking distance from the local bus services.

4.4 This proposal proposes a small but eminently deliverable housing scheme for which there is a demonstrable demand. Paragraph 11 of PPS3 reminds local authorities that they 'should take into account market information when developing planning for housing policies' whilst Paragraph 23 states:

'Developers should bring forward proposals for market housing which reflect demand and the profile of households requiring market housing, in order to sustain mixed communities'

4.5 In order for rural communities such as West Bradford to survive, then Government policy accepts a small degree of market housing can be provided, particularly where it underpins and supports existing services and community facilities. The evidence submitted here clearly demonstrates that this will be the case and the proposal will ensure that West Bradford remains a sustainable mixed community for future generations.

4.6 As the site lies within the Forest of Bowland Area of Outstanding Natural Beauty, Policy 2 of the Replacement Local Plan must be satisfied. The current state of the building shall only decline should there not be a conversion from agricultural to domestic dwelling. There shall be no alterations to the barn façades, thus, in keeping with the current street scene.

## **5. Summary and Conclusions**

5.1 Taking all of the issues surrounding the application into account, the applicants considered that this application will do justice to the existing barns and respects the rural character of Dove Syke and West Bradford. The subtle alterations of the development ensure there is no harm to the Forest of Bowland AONB.

5.2 Care has been taken by the applicants to address both the concerns of officers and other interested parties. Given the pre-application advice received from RVBC we are confident that the Planning Department will look favourable upon this modest application.

5.3 There are no technical reasons why the application should not be granted and as set out above, the proposal is entirely consistent with national, regional and local planning policies.