

## **PROPOSED DEVELOPMENT AT 23 PENDLETON ROAD, WISWELL, WHALLEY. BB7 9DD**

### **DESIGN AND ACCESS STATEMENT**

#### **PROCESS**

The purpose of the proposed development is to enlarge the very small cottage to make it suitable for modern use by a family. The proposed design is sympathetic to the surrounding properties. The adjoining property (25, Pendleton Road) was granted full planning permission for a double storey side and rear extension which had a footprint larger than the plans being proposed. The scale of the proposed development's footprint does not exceed the current footprint which is composed of several small outbuildings, an attached garage and kitchen extension, all of which will be removed. The layout of the proposed development will provide lounge, dining room, kitchen/diner, utility room, study and three en-suite bedrooms. The development will be stone-faced with a slate roof, in keeping with the neighbouring properties.

#### **USE**

The proposed extension/development will allow space to meet the family's needs. The current property is in need of complete refurbishment and has insufficient facilities. It presently provides one bedroom, lounge, bathroom and kitchen. It is intended that the applicant, his wife and two children, aged 20 and 15, will reside at the property.

#### **AMOUNT**

The external area of the proposed extension is 66.3 square metres. This area will accommodate the necessary living space for the family. The curtilage of the plot is substantial compared to the size of the proposed development and will have little impact on the setting.

#### **LAYOUT**

The layout of the proposed development is typical of any family house. Various options were considered but it is believed that this layout provides the home owners with the opportunity to facilitate the accommodation of an elderly parent in the near future, by converting the dining room into a bedroom, and the utility room into a shower room (subject to relevant planning approval). In this eventuality the study could then become the utility room. Due to the importance of the layout, the reluctant loss of the outbuildings is outweighed by the benefits to the family. Keeping the back extension to a single storey allows for the proprietors at number 25, Pendleton Road, to enjoy their right to light and privacy.

#### **SCALE**

Please see drawing .....

The scale of the proposed development is in keeping with the large surrounding properties and sits neatly within the curtilage of the plot.

#### **LANDSCAPING**

At present the drive/off-road parking for 23, Pendleton Road is virtually opposite the drive/off-road parking for 36, Pendleton Road. This creates potential problems between neighbouring properties, access and road safety. By moving the entrance of the drive, as shown on plans, it will significantly eliminate such issues and minimise risk. Evergreen shrubbery to the height of 2 metres will be planted around the perimeter of the plot to protect the privacy of the families in Fairview, Back Lane, and 25, Pendleton Road. The proposed off-road parking will accommodate up to 6 cars. A York stone-flagged patio area will be laid directly to the rear of the property and the remainder of the plot will be landscaped. Numerous fruit trees will be planted within the landscaped area.

**APPEARANCE**

The proposed front and side elevations will be faced with random reclaimed stone which replicate Number 25 and 36, Pendleton Road. The window frames will be of cream uPVC which replicate those of the adjoining property, Number 25. The rear of the property will be rendered to match rendering on 25, Pendleton Road. The front face of the garage will be faced in random reclaimed stone. The side and rear elevations will be rendered as the back of the house. The roofs of the existing cottage, extension and garage and will be covered with natural slate.

**ACCESS**

Pendleton Road is a very narrow road compared to other roads. There are no pavements and inadequate street lighting, posing potential risk to pedestrians from on-coming traffic. Parking directly in front of the property, where the road narrows, causes an obstruction for larger passing vehicles and creates a hazard for pedestrians. The proposed development will benefit from a 5 metre wide drive which leads to a double garage, turning circle and parking for up to 6 vehicles. The drive will be accessed from Pendleton Road via double gates which will be permanently fixed open to allow access at all times. The new driveway will create a safer entry onto and exit from Pendleton Road. The proposed scheme includes a turning head which allows vehicles to exit the proposed driveway in forward gear.