

Planning, Design and Access Statement



Trevor Hobday MRTPI

Extension of residential curtilage, land
at Austin House, Slaidburn Road,
Waddington, Clitheroe. BB7 3JQ

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1 Introduction

- 1.1 This Design and Access Statement has been prepared in accordance with the provisions of Circular 1/2006 and subsequent planning legislation. It supports a planning application made to the Ribble Valley Borough Council for development as set out in the application and supporting plan.
- 1.2 In preparing this statement, reference has been made to the current Development Plan and the relevant policies applicable to this development and to the National Planning Policy Framework.

2 Planning History

- 2.1 There has been no previous or similar application for extension of curtilage affecting the site.

3 The Development Plan

- 3.1 In preparing this planning submission and the supporting evidence, the applicant's advisor have paid full regard to development plan policies which are considered to be the most relevant against which to assess the proposal. The policies are listed below. Where relevant, each policy is assessed against the criteria set out in the Design/Access element of this supporting statement. There are no other policies relevant in any consideration of this submission. These policies are:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DME2 – Landscape and Townscape Protection

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

4 Appraising the Context

- 4.1 Assessment – The site currently forms part of the settlement of Waddington and lies within the settlement boundary as defined in the Core Strategy.
- 4.2 The area of land the subject of the application extends to 290m². This land is owned by The Blackburn Diocesan Board of Finance Limited. Due notice under Certificate B has been served upon them. The plan sets the site context. Development of the site in the manner proposed is considered sustainable and makes the most efficient use of land within this part

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of Waddington. It does not extend the settlement boundary. The use of this small area of land for residential curtilage will not prejudice the overall implementation of Core Strategy.

- 4.3 In assessing the proposal, the development plan is a material consideration. The relevant policies have been considered and referred to in putting together this statement and the planning application.
- 4.4 In appraising the overall context, it is submitted that the proposal is fully supported by the policies of the development plan. Further, the proposal meets all the objectives set out in the National Planning Policy Framework. The proposal seeks consent for a minor extension of residential curtilage within the context of the settlement pattern.

5 Design Principles

- 5.1 The proposal involves the change of use of land from part of a larger field to form an extension to the existing residential curtilage of Austin House. The whole site lies within the settlement boundary. Given the gently sloping nature of the site and surrounding pattern of development, it is considered that the development is proportionate to the scale and context of existing site conditions and has full regard to the local landscape character of the area. The development is inclusive and environmentally friendly. The extension of curtilage will be commensurate with other properties of a similar size in this part of the village and will add significantly to the overall character of the area.

5.2 Amount

- 5.2.1 The proposed area of land that forms the application site red edge is measured at 290m². The plan clearly set out both the existing and proposed site layout.
- 5.2.2 The residential curtilage extension can only be located in the position as indicated on Plan. Such a location has the least impact upon both the overall character of the area and the landscape quality of this part of the village as you travel away from the centre and up Slaidburn Road. A moderate and proportionate extension of residential curtilage in this location will have no adverse effect upon the character of the village.
- 5.2.3 In reconciling the amount of extended curtilage and ensuring that it is both economically viable and proportionate, the applicant has had full regard to the requirements of Key Statement DS1 – Development Strategy; Key Statement DS2 – Sustainable Development; Key Statement EN2 – Landscape; Policy DMG1 – General Considerations; Policy DMG2 – Strategic Considerations; Policy DME2 – Landscape and Townscape Protection. These are permissive policies and clearly state, amongst other matters, those proposals for development will be permitted but in so doing, not only should the development be appropriate for the particular area and circumstances, but the development should not adversely affect the character of the area. The proposal meets these policy objectives. Further, these policy objectives are in line with and fully supported by the National Planning Policy Framework.

5.3 Layout

- 5.3.1 As will be seen from a site visit; the existing site curtilage to the property comprises traditional stone boundary walls. Should planning consent be forthcoming, the applicant will accept a planning condition that requires all future boundary treatment to be matching stone walls with no use of timber fencing.

5.4 Scale

- 5.4.1 In the context of the site setting and its location within the overall context of the settlement, the inclusion of an area of open field of 290m² into residential curtilage is minimal. As such, it will have no physical effect whatsoever upon the overall character of this part of the settlement.

5.5 Landscaping

- 5.5.1 The application site forms part of an open field. There are no features of landscape quality that require protection. None are harmed. The applicant has already indicated elsewhere in this statement that he is prepared to accept a planning condition that requires all future boundary treatment will replicate that which exists at this moment in time, that is, stone boundary walls. Any other form of boundary treatment would be inappropriate. Stone boundary walls will retain and enhance the existing character of this part of the settlement

5.6 Appearance

- 5.6.1 There will be no discernible change in the overall character of this part of Waddington. The minor extension to residential curtilage that is proposed will not cause harm to the overall character of the locality nor will such a proposal, if accepted, prejudice implementation of the Core Strategy.

5.7 Access

- 5.7.1 The proposal has no effect whatsoever upon the integrity of the existing access that currently serves Austin House. It is not a material consideration in this application.

6 Design Solution

- 6.1 The proposed development seeks to extend the existing residential curtilage at Austin House, Waddington. The applicant has already indicated that he will accept a planning condition that requires the new boundary treatment to match and replicate what is there already that is, stone boundary walls. Further, it will also be acceptable to the applicant for the Planning Authority, if so minded, to impose a planning condition that removes all permitted development rights within the extended curtilage area as shown on the submitted plan. This would have the effect of ensuring that no unsightly paraphernalia would be located therein.

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7 Sustainability Appraisal

- 7.1 It is not a requirement for a development of this type to warrant any sustainability appraisal. Suffice to say that the development will be carried out in a wholly sustainable manner.

8 Flood Risk

- 8.1 Reference has been made to the Environment Agency flood zoning plan for post code BB7 3JQ. The EA plan confirms that the site falls outside the extent of the extreme flood and that the risk of flooding is at 0.1% (1 in 1000) or less.

9 Summary

- 9.1 This design and access statement follows the protocol set out by CABE and also has regard to the requirements of the Local Planning Authority in receiving a valid application submission. It addresses all the issues set out in the requirements for such a statement.
- 9.2 The proposal seeks consent for a modest extension of residential curtilage to an existing and well established residential dwelling that sits comfortably within the settlement boundary.
- 9.3 The proposal meets the requirements of Ministerial and Development Plan policy. There will be no adverse impact upon the overall character and setting of this part of the village.

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