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## **DESIGN AND ACCESS STATEMENT**

**FOR THE PROPOSED CONSTRUCTION OF A  
SINGLE DWELLING HOUSE ON PLOT 8 (NEW HOUSE TYPE)  
ASSOCIATED WITH APPROVED SCHEME FOR 10 DWELLINGS  
REF. 3/2014/0618 AND 3/2016/0748  
OF LAND OFF CHATBURN OLD ROAD, CHATBURN,  
NR CLITHEROE  
FOR J-J HOMES (NW) LTD**

**Date: 10<sup>th</sup> August 2017**  
**Our Ref. 5138 - DAS**  
**Author: SGH**  
**Version: 1.01**

## **1 Introduction**

- 1.1 This Design and Access Statement provides supplementary and explanatory information in support of a planning application seeking consent for a new house type on Plot 6 of an approved residential development scheme for ten dwellings.

## **2 Design Concept**

### **2.1 Scheme:**

The scheme has been designed to reflect the architectural language (form, materials and detailing) of the rest of the development which was dealt with under planning approval Ref. 3/2016/0748 for amendments to the other nine plots.

### **2.2 Use:**

The application is still for a new house type for a single dwelling house with a private garden and driveway.

### **2.3 Amount:**

Since the original design was approved (Ref. 3/2014/0618) in 2014 and as part of the current approved scheme (Ref. 3/2016/0748), the Applicant has secured interest from a buyer who wants to add a single storey garden room extension to the rear of the house, and to change the front balcony and sitting room double doors to windows.

### **2.4 Layout:**

Building work is well underway with the construction of this dwelling which is being constructed in line with the approved scheme.

The proposed extension is positioned to the rear of the house where the ground level is lower than the adjacent dwelling on Plot 7, and the outlook of this is into the garden of Plot 8.

The proposed extension or fenestration changes will not adversely affect privacy and amenity of adjacent plots.

### **2.5 Scale:**

There is no change to the size and scale of the approved dwelling and only the proposed garden room will increase the volume and footprint of this dwelling.

The scale and massing of the proposed extension would sit comfortably with the surrounding dwellings and reflects the plan form of approved house type for Plot 8, which incorporates lead roofs and similar detailing.

### **2.6 Landscaping:**

The landscaping scheme would follow the proposed design for the rest of the site with private drive ways finished with block pavements and Indian paving used for constructing surrounding paths and terraces. Private garden areas would have grass lawns and an indigenous hedge planted along the western and southern site boundaries.

### **3 Appearance:**

3.1 The scheme has been designed to reflect the contemporary architectural language (form, materials and detailing) of the rest of the development which was dealt with under planning approval Ref. 3/2016/0748 for amendments to the other nine plots.

#### **3.2 Materials**

The proposed dwelling would be constructed using natural stone and dressed stone surround and painted render walls, and natural blue slate roof – all to match the rest of the development.

The architectural language reflects the rest of the surrounding development and will integrate well.

### **4 ACCESS**

4.1 The approved access way would serve all pedestrian and vehicular traffic to Plot 8, which is consistent with the extant approval.

The private drive and single garage would provide space for at least three cars to park and leave the site in a forward gear.