

Design and Access Statement

Application for outline planning permission for the demolition of an existing garage and the erection of two detached dwellings including details of layout and access with all other matters reserved at land adjacent to No. 65 Whalley Road, Langho.

September 2017

Proposal

The application of which this Statement forms a part is an outline application for the demolition of an existing garage and the erection of two detached dwellings. All matters except layout and access are reserved.

This application matches an earlier application (application 3/2014/0922) which was approved with conditions 05 December 2014.

The submitted information is:

- Drawing 003 1:1250 @A3 Site Location Plan
- Topo 01 1:100 @A0 Topographical Survey
- Drawing 011 1:100 @A0 Parameters Plan
- Drawing 012 1:100 @A0 Illustrative Layout Plan & Streetscape
- Drawing 014 1:100 @A0 Schematic Access Plan
- Report Arboricultural Impact Assessment by Bowland Tree Consultancy Limited
- Design and Access Statement (this document)
- Application Forms and Declarations

The plans for which approval are sought are:

- Drawing 011 1:100 @A0 Parameters Plan
- Drawing 013 1:1250 @A3 Site Location Plan
- Drawing 014 1:100 @A0 Schematic Access Plan

The following plan is included for information only:

- Drawing 012 1:100 @A0 Illustrative Layout & Streetscape

The parameters which determine the layout of the proposed dwellings are identified on Drawing 011. These include minimum distances to site boundaries, establishment of the building line along Whalley Road, maximum dimensions for the building footprints and establishment of ground floor levels. Maximum and minimum dimensions for each proposed property, including heights, is also included below.

Drawing 014 identifies the location of the proposed access from Whalley Road and shows how minimum sight lines can be achieved within the land owned by the applicant.

Drawing 012 shows an illustrative site plan, dwelling layouts and streetscape elevation to Whalley Road. This illustrates the general scale and massing of the proposal and how plans could be further

developed at the reserved matters stage in line with the proposed parameters. It is the applicant's intention to develop a unique and individual design for each of the proposed dwellings that respect their context.

The Site

The application site is 0.098ha and is currently part of the garden of 65 Whalley Road. It contains lawns, concrete hard standing, and a large garage. The north east edge falls to the line of a culverted water course which forms the boundary on either side of which are a number of mature and semi mature trees. The north west boundary is defined by a timber panelled fence in front of which lies a laylandii hedge.

No. 65 was built in the 1950s and has two vehicle access points from Whalley Road. This reflects the original construction of a single garage attached to the house and the later construction of a larger detached garage with its own access.

Local Context

The site lies on Whalley New Road (A666) in the centre of Langho. In RVBC's Settlement Hierarchy report of December 2008, Langho is identified below Clitheroe, Longridge and Whalley as "the generally best served settlement across the range of services and facilities". The site is in a highly sustainable location within easy walking distance of a good range of local amenities and public transport connections. These include:

- 400m to Langho Railway station
- Bus stops to services in both directions along Whalley Road within 200m
- 250m to local convenience store on Portland Road
- 350m to the main grouping of local facilities on Whalley Road, including a doctors, chemist, shops and restaurants.
- 150 m to St Mary's Primary School

The general character of the area surrounding the site is that of an established residential neighbourhood defined by incremental post war development in a mix of property types and styles. The immediate streetscape along Whalley New Road is defined by individually designed, generally detached, properties on a broadly common building line. This gives way to semi-detached and terraced properties further along Whalley New Road to the NE.

Planning Context

This application matches an earlier application (application 3/2014/0922) which was approved with conditions 05 December 2014. The approval is extant at the time of the submission to which this Design and Access Statement relates.

Design

Use

The site is currently part of a large residential garden, including a large garage and area of hard standing. Residential use will continue, but with the plot sub-divided and thus providing more efficient use of land in a sustainable location.

Amount

Two dwellings are proposed. This will allow for a scale and spacing of development which is in keeping with the immediate context.

Layout

The layout of the proposed dwellings is controlled by a set of parameters. These ensure that property size and spacing will be in appropriate for the context; in particular respecting an established building line along Whalley Road, required amenity spacing to existing neighbouring properties and minimum root protection zones for retained trees.

Landscaping

Detailed landscaping proposals will be provide at the reserved matters stage, but these will include the retention of trees identified on the Parameters Plan, together with existing fences and planting along the boundary to the north west. Any new hard standing areas will be in permeable surface materials.

Scale and Appearance

Details of appearance, including elevation treatment and materials will be provided at the reserved matters stage, but an illustrative scheme, including an illustrative elevation to Whalley Road is included with this application (Drawing 012). This indicates the general scale and appearance of the proposal. The proposed dwellings will be a maximum of two storeys and will each be of an individual high quality building and landscape design, in keeping with the character of the surrounding stretch of Whalley New Road.

Building Parameters

	Length/m (excluding projections towards Whalley Road for porches and bays to a maximum of 1m)		Width/m		Height/m (measured above ground floor level)	
	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum
Plot A	11.4	10	9	7	8	6
Plot B	11.4	10	9	7	8	6

Access

As detailed above no. 65 Whalley Road has two vehicle access points off Whalley Road. It is proposed to modify the location and arrangement of the northern most access to provide access to each of the two proposed plots. Drawing 014 shows how this is to be achieved whilst meeting

minimum requirements for site lines. Drawing 012 illustrates how appropriate vehicle turning and parking can be provided.

Detailed designs for the two dwellings will meet the access requirements of Part M of the Building Regulations. This was considered in the establishment of the proposed ground floor levels indicated on the Parameters Plan.

Sustainability

The development site is in a highly sustainable location as detailed under the heading Local Context above.

Conclusion

It is considered that the proposed development will result in a high quality scheme in this sustainable location in accordance with planning policy and that the parameters as proposed will ensure that subsequent reserved matters applications will meet the requirements of design policy. It is therefore concluded that planning permission should be granted.