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**Design And Access Statement**

**PLANNING APPLICATION FOR FIVE NEW PROPERTIES**  
**LAND REAR OF ST PAUL'S STREET, LOW MOOR,**  
**CLITHEROE, BB7 2LS**

- Location:** Industrial/Commercial Site rear of St Pauls Street/St Paul's Terrace, Low Moor. Clitheroe. BB7 2LS
- Application Detail:** The demolition of the existing buildings and erection of Five Town Houses with associated car parking and garages
- Use:** The existing premises is a long established commercial transport yard, licenced to operate 8 articulated tanker lorries. All repairs/servicing of these vehicles within the site, the existing floor space is approximately 260sq/m
- Amount of Development:** This is a revised development for five town houses following the approval of the outline planning application 3/2015/0312 dated 27/07/2016. and a pre-application, Application Ref: RV/2017/ENQ/00072 dated 17/7/2017.  
Due to the discovery of an existing main sewer running through the site, the proposed properties are required to be moved on site and re-designed in order to comply with the separation distances from the existing properties.
- Layout** The revised layout provides each property with front and rear garden areas, Car parking for one car at the site and garage parking for each property in a new garage block on the adjacent street, St Paul's Terrace. An additional turning area has been formed for the Local Authority refuse vehicle at the site.
- Scale** The scale of this application is similar to the approved scheme Ref: 3/2015/0312. Two storey houses each with Three Bedrooms, Kitchen, Lounge, Bathroom and ground floor WC. The proposal will not dominate the skyline or the area in general. This development will transform the industrial activity back to residential in line with the surrounding area.

**Landscaping**

The garden areas are to have lawns and soft landscaping, with boundary fences formed with concrete posts and timber infill fence panels.

**Appearance:**

The new properties are to have welsh slate roofs, matching red stock brickwork with sandstone heads/cills and jambs where indicated. Each property will also have mock chimneys and the windows on the rear elevation will be obscure glazed using white laminated glass.

**Access**

Access into the site is from St Paul's Terrace via the existing access road Bk St Paul's Street.