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PLANNING STATEMENT PROPOSED NEW DWELLING 20 ABBEY FIELDS , WHALLEY , LANCASHIRE

Following the withdrawal of the original application this statement highlights key issues which relate to the revised design proposal which is the subject of the re-submission.

The principal of a new dwelling within the garden area of No 20 has been agreed in principal as confirmed in the pre-application enquiry and this application demonstrates a proposal which aims to satisfy the planning officers concerns raised prior to the withdrawal.

House design matters

- The new proposal demonstrates a much reduced footprint of the building area and also the overall volume
- The house has been re-positioned further to the western edge of the plot. This re-location reduces the projection beyond the rear wall of no 20 to the east.
- The proposed build to land ratio is now 25% which is below the Abbey Fields existing estate average of approximately 33%
- The proposed building plot area is 450sqm which compares to 400sqm at no 20
- The house fits into the overall urban density of the estate
- The ridge height is 500mm higher than no 20 which is a reasonable increase aided by the fact that the topography of the site is set down from the levels of the houses on the opposite side of the road.
- The architectural style of the house is entirely in keeping with the style of other properties

Highways matters

- The speed limit to the road is 20mph and it is not a 'through route'
- The stopping distance at this speed is 12m
- Other houses within the estate have parking areas which mean that the vehicles have to reverse
- Access view to the left on entering the carriageway (in a forward gear from the site) is 16m to the centre of the road when measured 1.6m back from the kerb