

## DESIGN AND ACCESS STATEMENT

For The  
Proposed Detached Bungalow  
on Land to the Rear of  
Princess Avenue  
Clitheroe

**Date:** January 2018

**Job ref:** 5495

## INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of the applicant Mr Wood. It has been prepared as part of a full planning application which seeks approval for a proposed dwelling on land to the rear of princess avenue, Clitheroe.

It is to be read in conjunction with Sunderland Peacock & Associates Ltd planning drawing Nos.

- 5495 - 01
- 5495 - 02
- 5495 - 03

## LOCATION



The site is located to the rear of Princess Avenue within the settlement of Clitheroe. The site is in close proximity to local services and amenities with direct transport links to nearby villages and towns. Direct access from Princess Avenue will be provided for with the provision of two parking spaces with adequate turning areas included.

The location of the proposed dwelling complies with the core sustainability principles outlined within DS1 of the core strategy and the national planning policy framework.

## DESIGN STRATEGY

The proposed dwelling has been designed in keeping with the surrounding area, the scheme takes into account privacy distances between the proposed dwelling, existing neighbouring properties and gardens. The existing fence boundary to the North is to be retained along with the retaining wall to the west of the site.

The proposed dimensions of the dwelling are 8.7 x 8.5m, this will provide good sized family living. The property will be single storey in height for minimal visual impact and would make use of the roof space. The ground floor plan allows for a large open plan kitchen / dining and living area, with a shower room and bedroom accessed from the hall. The first floor is occupied by two doubled bedrooms and a bathroom.

The proposal seeks to enhance the current existing site by high quality design and use of materials that will harmonise with the existing buildings whilst also respecting the privacy of adjacent properties.

## ACCESS

Access to the site is provided from Princess Avenue via an existing access enabling ample room for cars to travel along to the car parking provisions provided. Parking provision for 2 No. cars in addition to adequate turning provisions has been accommodated.

## CONCLUSION

In summary the proposal which forms the basis of this full planning application has been designed to provide a positive visual impact and architectural design for the site and surrounding area. The dwelling will provide an appealing and quality aesthetic whilst using traditional materials to respect and ensure it is in keeping and harmony with the area. The proposed dwelling does not compromise the amenity of adjacent buildings, or their gardens and would not result in a loss of light. The site is within an established residential area.