

Moon Cottage, Fleet Street Lane, Ribchester, PR3 3ZA



GL 223 Design and Access Statement

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Introduction

This statement has been prepared in support of a planning application for a dwelling to be built on the land adjacent to Moon Cottage with access from Fleet Street Lane.

The purpose of the document is to demonstrate the acceptability of the proposed development.

Site Context

The site is located in a rural area on a plot of land to the left of Moon Cottage and forms part of the extensive side garden belonging to Moon Cottage. The Adjacent properties are both bungalows where as the other properties in the area are varied and include outbuildings that will remain as part of the Moon Cottage property and a depot for Longridge Coaches.

Planning Policy Content

The relevant planning policy to this development is the [Ribble Valley Borough Council Districtwide Local Plan](#) allowing for infill developments.

Proposal

This outline planning only seeks approval of the proposed development in principal all other matters are to be reserved.

The type of development proposed is inherently compatible with the character and amenity of adjacent land uses and it is proposed that the new property will be placed in line with the existing building line along Fleet Street Lane.

Access

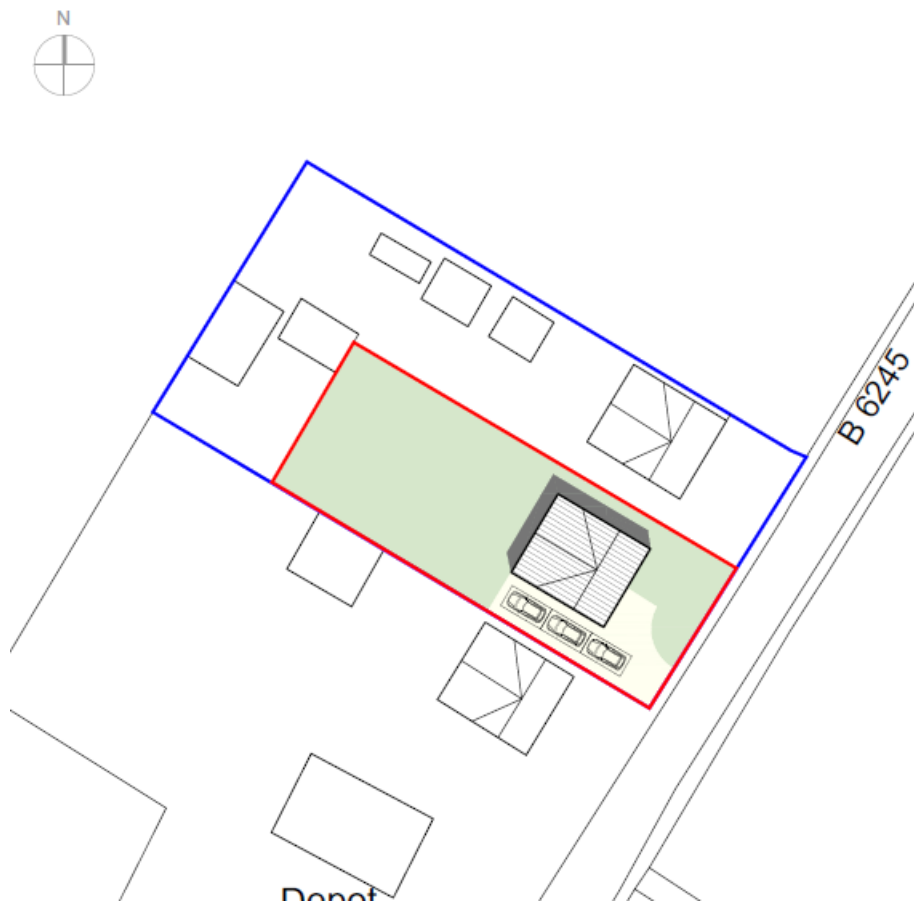
The dwelling would be accessed from Fleet Street Lane with parking to the front and side of the property.

Landscaping

Although not confirmed It is anticipated that the surfacing and boundary treatments of private amenity or car parking are could consist of grass, tarmacadam, hedges and fencing.

Layout

The layout illustrates how the dwelling are to be sited and orientated. It has been produced taking into account factors such as the need to provide adequate levels of private space and to maintain adequate interface distances with the adjacent properties. The property being sited facing the main road in line with the other properties either side.



Proposed site for dwelling

Appearance

Architectural detailing and materials would need to be appropriate to the character of the adjacent properties and the surrounding area.

Conclusion

The principle of the proposed development is acceptable. The indicative design parameters demonstrate that a dwelling responsive to the physical site features can be secured without detrimental effect to the surround area and the dwelling would use an existing plot for offering the development of housing in the most suitable, practical location as per the Ribble Valley Districtwide Local Plan 2.1.3

Appendix- Site Photographs



Existing Site



Side view of site



Above and below existing outbuildings that will remain at the rear of the proposed site

