

Design and Access Statement

Proposed 2 no Dwellings to

Land off Clough Back Lane

Chatburn

Nr Clitheroe

BB7 4AW

1st May 2018

Proposal and Site History

The planning application seeks to renew the current approval for 2 no detached dwellings, approved on the 14 July 2015 under application number 3/2014/1089. The permission to build 2 no dwellings on the site was originally granted in 2012 (application number 3/2011/1052), prior to this the site had planning permission for 1 no detached dwelling under application number 3/2009/0125/P. The applications seeks to renew the current approval, the design of which took into consideration the close proximity of the trees and ensured the proposed dwellings did not encroach on the root protection areas, whilst maintaining adequate plot sizes.

Use

The proposed dwellings and curtilage will be of residential use and would help contribute to the councils housing policy requirements. The development will infill a vacant parcel of land in a residential area within the village of Chatburn, the site lies within the settlement boundary and within the conservation area. The site is not suitable for an alternative commercial or industrial use and would otherwise remain vacant.

Amount

It is proposed that 2 no 4 bedroom dwellings with associated parking and gardens will be constructed, as shown on the enclosed plans. The existing trees that are to be retained on site will provide some natural screening and landscaping to the site.

Layout, Appearance and Scale

The proposals have been designed to utilise the existing access from Clough Bank Lane which will serve Plot 2, a new access is also required to serve Plot 1, and this will enable both dwellings to have their own access. The site is split as shown on the enclosed plans to accommodate both driveways. The garage to Plot 2 is situated to the front of the plot to accommodate the garden area to the rear of the plot, this in turn ensures the garage is not situated adjacent to the trees. The layout has been designed to ensure the proposed buildings do not encroach on the root protection areas.

The plot sizes and house sizes are proportionate to the surrounding houses. They are similar in size to 3 and 5 Clough Bank Lane and smaller than the Rookery. The appearance of the proposed dwellings is traditional and in keeping with the local style. The materials proposed will match

materials found within Chatburn and the Ribble Valley, a slate roof is proposed, with a mixture of stone and rendered walls with natural stone surrounds to the windows and doors.

Landscaping and Access

All of the existing site boundaries and mature trees are to remain, to help ensure the new dwellings blend in with the surroundings. It is proposed that the new access will have a natural stone wall and gate posts, to match the existing access. The new boundary between the properties will be a timber fence and some hedgerow planting will be introduced as shown on the site plan.

Clough Bank Lane already provides access to several dwellings as shown on the plans. The existing site access off Clough Bank Lane to the site will serve Plot 2, and it is proposed that a new access will be constructed to serve Plot 1.

Planning Policy

The Core Strategy categorises Chatburn as a Tier 1 settlement, it sets out that Chatburn needs to provide 27 houses over the plan period. When the Core Strategy was written in March 2014, this site already had planning for 2 no dwellings, so it is assumed that these 2 no proposed dwellings form part of the 9 houses stated within the policy as current commitments. Since then a few other sites within Chatburn have been given permission for houses, however the total number of houses required within the settlement has not yet been met.

The site is located within the Chatburn Conservation Area, the design of the proposed houses and materials suggested will enhance the conservation area by developing a piece of land which is currently left largely vacant and unmaintained.