

# **Design and Access Statement**

And

## **Heritage Statement**

For

## **Planning Permission**

**Proposed Ground Floor Rear Extension**

to

**1 Main Street, Bolton By Bowland, Clitheroe**

### **Report Completed By**

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Amended 05/07/2018  
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## **1. Introduction**

1.1 This Statement is intended to support the submission of Conservation Area Consent to demolish an existing rear porch and construct a single-story extension in place of.

1.2 This Statement is intended to satisfy the requirements of the Planning Department as a Design and Access Statement and also provides an assessment of the planning context and explains why, in our opinion, the application ought to be approved.

## **2. Site Characteristics**

2.1 The application site lies on the left-hand side of the main street when entering the Village from Sawley. The extension shall take shape to the rear of the property in their private garden, this area in in the most sheltered by trees and other vegetation. Our Client wishes to erect a single storey rear addition. The building is not listed.

2.2 The building is stone built with stone lintels and window surrounds. The gable end to the dwelling is rendered. The proposals shall allow for similar materials to be utilised ensuring that the small rear extension is in keeping with the main of the dwelling.

2.3 Bolton By Bowland is a small village within the Ribble Valley which benefits from some amenities and services. It lies around 7 miles north of Clitheroe town centre.

2.4 There is adequate infrastructure within Bolton By Bowland to support this modest addition to an existing dwelling.

## **3. Application Proposal**

3.1 The applicant currently has planning permission for a similar scheme, approved under application number 3/2015/0997. This new application however is slightly larger and proposes to adjoin to the recently approved extension of number 3 Main Street, application ref number 3/2017/0729.

3.2 The following adheres to the accepted format of the required Design and Access Statement and provides further information on the proposal.

### 3.3 Use

Currently the site is being used as garden space for 1 Main Street; this a relatively large garden and any alterations shall maintain adequate space for the dwelling.

### 3.4 Amount

It is proposed to construct a single storey extension to adjoin the neighbours proposed rear extension, proposal will correspond well to what has been approved next door and create improved living space at ground floor level for the dwelling.

### 3.5 Layout

The scheme shall allow joint access to the dwelling via the extension to replace the existing rear access via the porch.

In terms of the impact on street scene there shall be minimal alterations as there are copious amounts of vegetation to the main street. The extension shall not extend beyond the west elevation.

### 3.6 Scale

The extension shall be a modest in comparison to the existing dwelling.

### 3.7 Landscaping

There shall be no alteration to the landscape.

### **3.8 Appearance**

The appearance of the proposed extension reflects the existing vernacular style of this area in style and scale. The painted render and white PVC windows are both typical of the buildings in the area and the existing dwelling.

### **3.9 Access**

Access to the site is via the existing pathways off the Main Street through an existing gate to the south of the site. Access levels will provide access in accordance with Part M of the building regulations.

The location of the alterations shall not be imposing on any other properties in the Village.

## **4 Assessment**

4.1 This Application has been prepared following careful assessment of National, Regional and Local Plan Policies.

4.2 There are no protected species on site that may require protection.

## **5 Summary and Conclusions**

5.1 Taking all of the issues surrounding the application into account, the applicant considered that this application will do justice to the existing surround and respects the rural character of Bolton By Bowland. The sensitive design ensures that the property will fit in with the surroundings as well as ensuring that its age can be differentiated.

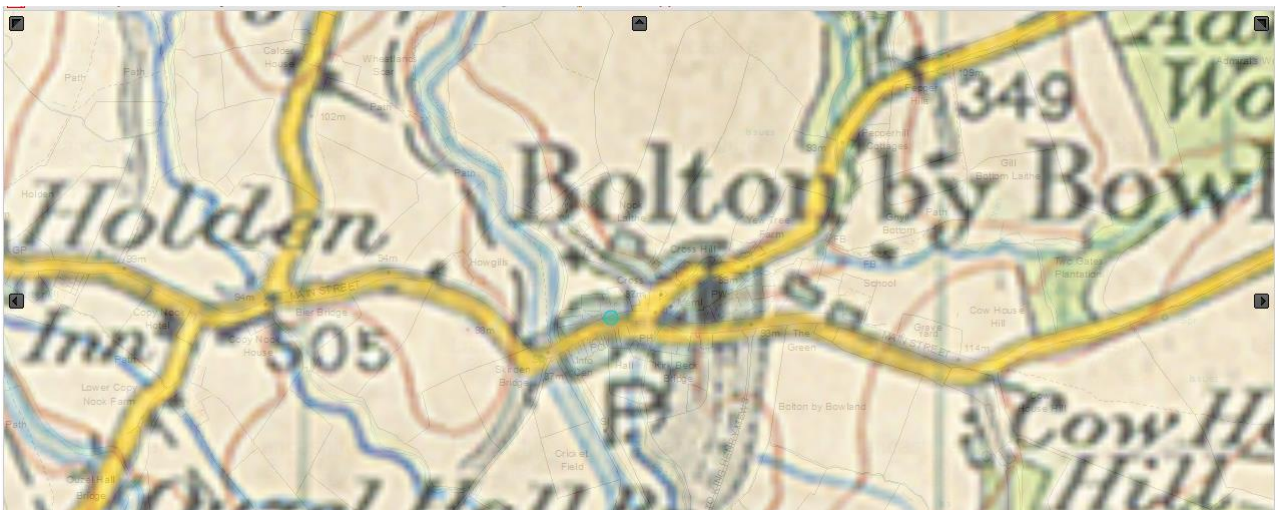
5.2 There are no technical reasons why the application should not be granted and as set out above, the proposal is entirely consistent with national, regional and local planning policies. It follows that the application ought to be approved in accordance with current Planning Policy.

## Maps of the Area

1940's Map Of Bolton By Bowland – from this map it can be seen that here were houses present in the location of 1 Main Street in the 1940's. No more can be deduced as the map is rather unclear.



1950's Map Of Bolton By Bowland – from this map it can be seen that here were houses present in the location of 1 Main Street in the 1950's. No more can be deduced as the map is rather unclear.



1960's Map Of Bolton By Bowland – from this map it can be seen that here were houses present in the location of 1 Main Street in the 1960's. No more can be deduced as the map is rather unclear.





An aerial photograph of a residential area in Lancashire, UK. The map shows a network of roads, including a main road labeled 'BAM STREET' and a side road labeled 'BIRCH BECK'. A red location pin is placed on the main road. The area is characterized by green fields, trees, and several buildings, including houses and a church. The map is overlaid with a grid of latitude and longitude coordinates.

Below are some images of the street scene when looking at the property in question. It can be seen that much of the proposed extension shall not be visible from the main road. The extension is modest and in keeping with the village and shall not greatly alter the street scene.





