

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

THE LOCATION WAS CHOSEN AS THIS AREA OF GROUND IS THE CURRENT PRACTICE GROUND FOR THE GOLF CLUB 10 BAYS WERE CHOSEN FOLLOWING RESEARCH INTO DEMAND SCALE HAD TO RELATE TO THE SPACE NEEDED MATERIALS WERE CHOSEN TO KEEP THE BUILDING AS UNOBTRUSIVE AS POSSIBLE

Use

What will the extension/development be used for and justify why this is necessary?

GOLF PRACTICE BY THE MEMBERS OF THE CLUB TOGETHER WITH A TEACHING FACILITY FOR THE CLUB PROFESSIONAL. THERE IS NO PRACTICE FACILITY IN CLITHROPE FOLLOWING THE CLOSURE OF THE RANGE AT TWINBROOK ON LINCOLN WAY.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

THE 3 SIDED COVERED RANGE MEASURES APPROX 30 X 6.5 AND THE SWING ROOM IS 9M X 4.8M. TOTAL GROUND AREA IS 268.75 SQ M.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

THE LAYOUT WAS CHOSEN TO OPTIMISE THE USE OF THE SITE AS THE CURRENT OPEN AIR NON COVERED PRACTICE AREA IS IN THIS LOCATION. THERE ARE NO OTHER IDEAL PLACES TO POSITION THE BUILDING

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

THE SCALE IS IN KEEPING WITH THE AREA AND AS CAN BE SEEN FROM THE SITE PLAN IS CONSIDERABLY SMALLER THAN THE GREENKEEPERS HUT LOCATED 90M TO THE SOUTH

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

NO ENGLISH HARDWOOD TREES HAVE BEEN SHOWN ON THE SITE PLAN TO SCREEN THE BUILDING FROM THE PROPERTIES ON WHALLEY ROAD.

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

THE DEVELOPMENT IS FINISHED IN GREEN TO BLEND INTO THE LANDSCAPE. THE CURRENT GREENKEEPERS HUT IS FINISHED IN GREEN CORRUGATED SHEETING (ON BOTH THE WALLS + ROOF).

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

THE ONLY ACCESS WILL BE VIA A GRAVEL PATH FOR PEDESTRIANS. NO CARS WILL ACCESS THE DEVELOPMENT. USERS WILL HAVE TO PARK ON THE EXISTING CAR PARK.