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Land at Preston Road, Ribchester, PR3 3XL

September 2020



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# 1. Introduction and Proposals

## Introduction

ebirdesigns.com Ltd are instructed by Mr Thomas and Mr Hardman to prepare this Design and Access Statement, to support their planning application at: -

Land at Preston Road, Ribchester

The statement should be read in conjunction with the following documents: -

- Completed application form
- Proposed plans
- Proposed elevations
- Site plan
- Location plan
- Arboricultural report
- Archaeological report

## Proposals

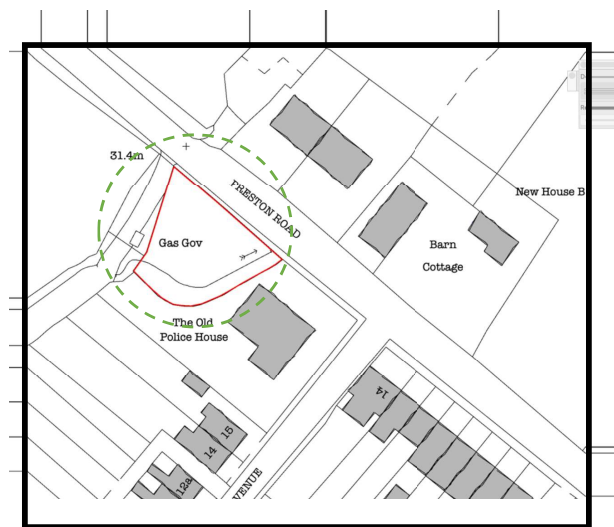
The planning application is for the erection of 1no detached dwellings with associated parking and landscaping works

## 2. Location & Site Description

The site is located to the northern boundary of Ribchester, on the edge of the existing residential area and is within the village settlement boundary of Ribchester.

The site is irregular in shape and consists of some 0.04 hectares of land that previously contained four vacant domestic garages.

The site also contains two trees protected by Tree Preservation Orders (TPO's) and a stream traverses the south of the site.



Location Plan

## 4. Aerial Imagery



Aerial view looking South West



Aerial view looking East

## 5. Photographic Survey



## 6. Planning history

A search of Ribble Valley's online planning portal has revealed the following historic applications: -

Application reference	Description	Decision
3/2016/0684	Erection of detached dwelling	Refused
3/2011/0049	Erection of detached dwelling	Approved

The more recent application (2/2016/0684) was refused on the following grounds:-

1. The proposal is considered contrary to Key Statement DS1 and Policy DMG2 of the Ribble Valley Core Strategy in that the approval would lead to the creation of a new dwelling in a Tier 2 Settlement without sufficient justification which would cause harm to the development strategy for the Borough as set out in the Adopted Core Strategy leading to unsustainable development.
2. The proposed development, by virtue of its siting and design, would result in the overlooking of neighbouring garden areas leading to a loss of privacy that would have a severely detrimental effect upon the residential amenities of adjoining neighbours contrary to Policy DMG1 of the Ribble Valley Core Strategy.
3. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals without sufficient justification which would have an adverse impact on the implementation of the planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.

## 7. Design



The proposal comprise the erection of a 2-storey 3-batched dwelling house.

Finished in white render with stone cills and heads under a pitched grey tiled roof.

Anthracite grey windows complete the palette of materials which are selected to compliment the neighbouring property and present a modern addition to the housing stock.



## 8. Access

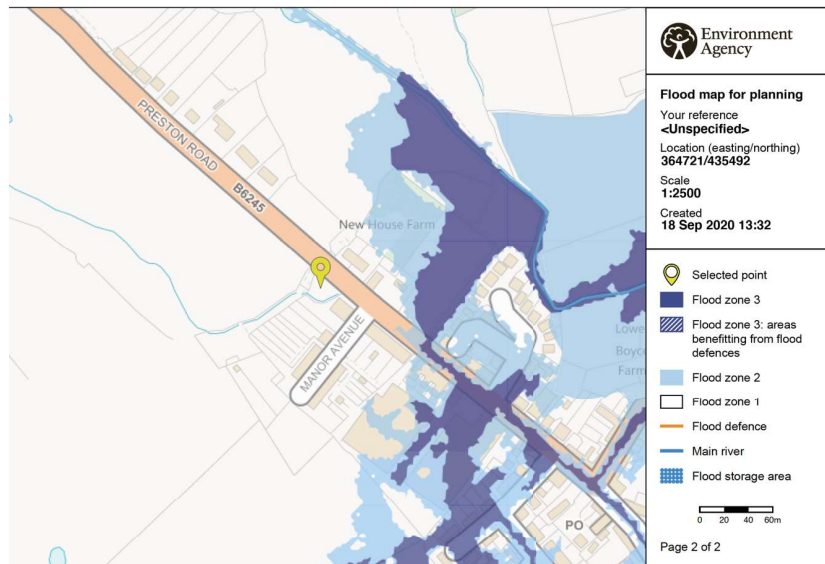
A new vehicular access is proposed off Preston Road.

The entrance is 6,500mm wide and provides vehicular access to 2no parking spaces within the site.

Whilst there is no specific provision for cycle parking, there is considered to be sufficient space for bikes to be stored within the curtilage of the site.

Likewise, there is no specific allocation for bin storage, but there are a number of locations where refuse bins could be stored.

## 9. Flood Risk



The above extract from the Environment Agency's flood risk map for planning demonstrates the site is located within flood zone 1 where there are no measures required for flood mitigation.

## 10. Conclusion

This statement has been prepared to support a planning application to Ribble Valley Borough Council.

The application is for the erection of a detached dwelling house.

Whilst the previous application was refused, the 2011 application on similar lines was approved and the current application is on very similar lines.

A similar footprint has been previously approved as has the proposed access off Preston Road.

There is widespread shortage of new homes and this proposal presents a unique opportunity to meet some of that demand.

We kindly request that this application is approved without delay.