

FORMARCHITECTURE

Design & Access Statement

Residential Conversion

At

59 Downham Road
Chatburn
Clitheroe
BB7 4AU

1.0 Introduction

1.1 The Proposal

This full planning application is for the conversion of the existing garage to form a self-contained 1 bedroom holiday let. We have included a heritage statement and a Bat Roost Assessment to support this application.

1.2 The Site

The site is located at 59 Downham Road and is on large plot approximately of 7068m² (1.74 acres). The site is located within the Chatburn Conservation area. The garage to be converted is surplus to requirements as a large parking area is located at the rear of 59 Downham Road which has a gated set back for safe access. The existing garage is impractical for safe vehicular access.

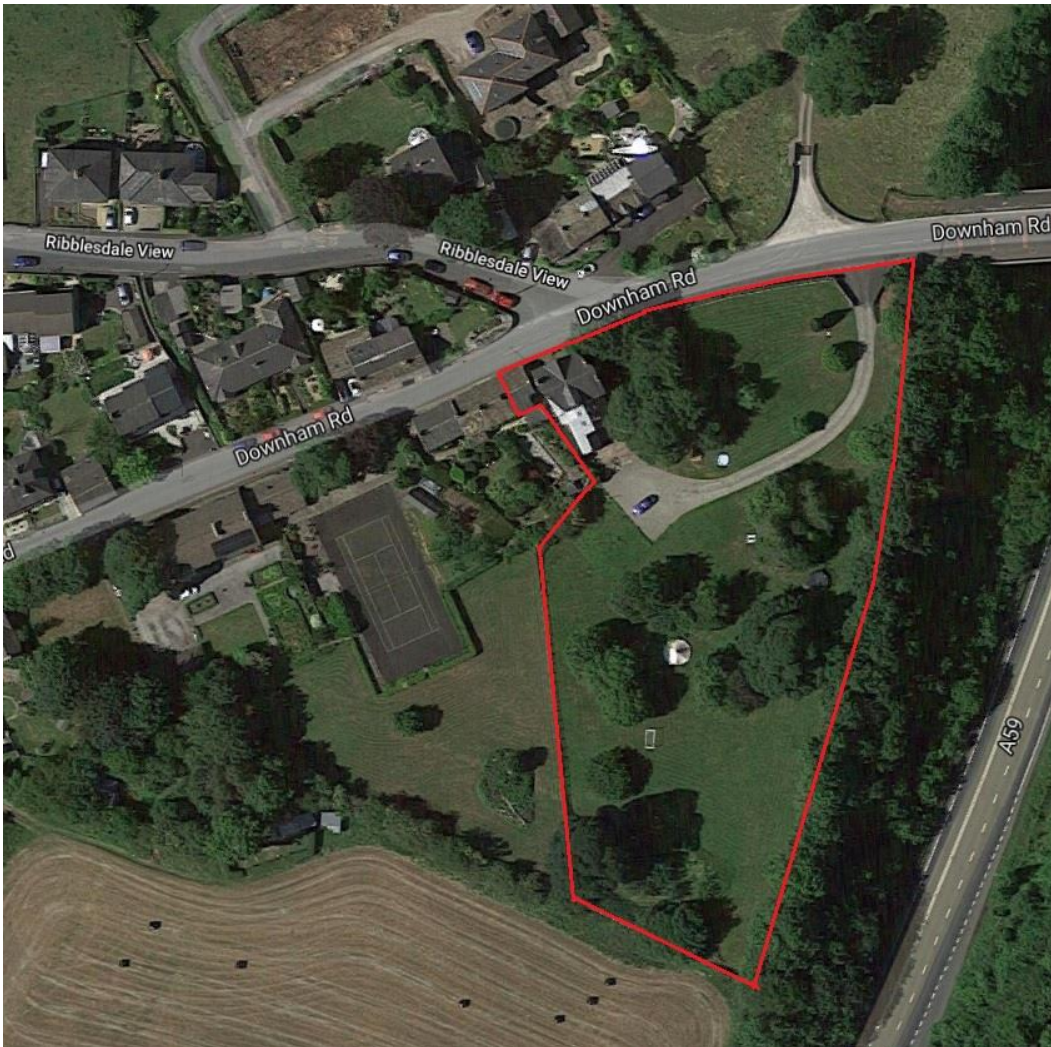


Fig. 1 Aerial Photograph Indicating location of the site

1.3 Planning History

An application ref **3/2014/0353** was approved for the Demolition of outhouse and erection of single storey rear and side extension, formation of new off-road parking and access road, conversion of former cottage (currently garage) to self-contained annexe to main dwelling. The application was implemented with the construction of the side and rear extensions. Pre-application advice was applied for ref **RV/2020/ENQ/00078**. The planning officer concluded that the proposed conversion of the garage building to a single unit of holiday accommodation would accord with the Council's policies which support new tourism accommodation in the borough.

1.4 Surrounding Buildings

The garage forms part of a small terrace of 3 dwellings No's 53-57. The garage has a previous use as a cottage ancillary to the now converted doctor's surgery (No.59) which demonstrates an historic residential use. The previous annexe approval also provides a residential use and appearance with additional windows.



Fig. 2 View of existing garage along the terrace.

2.0 Introduction

2.1 Objectives

This full planning application is for the conversion of the existing garage to form a self-contained 1 bedroom holiday let. The existing garage has an extant annexe use approved as part of an implemented planning approval so residential and residential use has previously been granted.

2.2 Use

We are seeking a residential C3 use.

2.3 Amount

The existing garage is a substantial building over 2 floors of 36m² each and can be compared in size to the existing dwellings at No. 55&57 Downham Road. The size of the existing building demonstrates its previous use as a residential cottage.

2.4 Layout

The proposed conversion will be accessed from Downham Road via a new entrance door, the cottage style entrance into the living space is typical of this period dwelling. We have also provided an entry level w.c. to comply with Approved Documents Part M requirements. The first floor contains a double bedroom with ensuite bathroom.

2.5 Scale

The proposed conversion will not affect the size of the building envelope and maintains the scale of the existing terrace.

2.6 Landscaping

The garage shares a party wall with No.57 and is hard landscaped around its perimeter, this condition will remain. We have provided an area for bins and cycle storage which is out of sight and practical. The Holiday let will be provided with a garden area within the curtilage of 59 Downham Road.

2.7 Appearance

The terrace comprises of 2 small cottages and a larger end of terrace property. The proposal seeks to infill the existing garage door opening with stone walling to match the existing terrace, the proposed fenestration will replicate the window/door pattern of the existing cottages to provide a harmonious addition to the street scene as demonstrated on the proposed visual we have produced in **Fig.3**



Fig. 3 Proposed fenestration and entrance door.

2.8 Access

The existing terraced dwellings at No's 53, 55 & 57 Downham Road do not have space for parking outside the respective properties due to the limited width of the road, these properties currently park along Ribblesdale View which is an unrestricted road and does not suffer from extreme parking stress levels. The proposed dwelling would also use Ribblesdale View for parking and due to its minor nature would not be detrimental to the current situation. We have also provided secure cycle storage to promote sustainable forms of travel.



Fig. 4 Proposed Parking in Ribblesdale View