

**PROPOSED
CAR – PARK
ON LAND OFF
MOORLAND ROAD
LANGHO**

DESIGN AND ACCESS STATEMENT

LOCATION

The site is located on the south-west side of Moorland Road within a residential area of Langho , and within the village boundary as defined in the Ribble Valley Borough Council District Wide Local Plan Policy G4

DESCRIPTION

The land measures a mean average 10.0m x 9.0m un-developed open plan scrub-land

The west boundary is separated by Electric North West sub-station and the sub-station open plan compound with steel railings built off a dwarf concrete wall.

The north boundary is separated by "Rose Lea" a residential bungalow with attached garage. It is the attached garage and car-parking space local to the application boundary separated by a pre-cast concrete and timber panel fence presumably forming part of Rose Lea residence

The east boundary is separated by the footpath forming part of Moorland Road highway. The boundary is partially separated by a 800mm high timber fence the remainder is open plan to the highway.

The south boundary is separated by an un-adopted back road and the rear of 1 and 1a East View Terrace.

There are 2 small trees in the grass verge of the boundary as described in the supporting Arboricultural Statement . Similarly there is a telegraph pole with stabilising wire within the same location

ASSESSMENT

The present Planning Permission (App No 3/2017/0726) allows parking for three one bedroom flats and new pharmacy building to avoid / restrict on street parking!, photograph P3 demonstrates present and typical "On Street" parking prior to conversion and development works.

Considering the lands restricted use additional parking can only be beneficial all round.

PROPOSALS

It is proposed to change the land use and provide 3 No additional car-spaces with supporting landscape.

CONVERSION WORKS

- a) Designed ground levels will be 100 mm above the general level of the Back Road , level and follow the same gradient
- b) Raised kerb-stones shall form the car-spaces and separate from the landscape area
- c) The car-spaces shall be finished with a porous tarmacadam
- d) A 1200 mm high concrete and timber panel fence shall be erected against the back edge of the footpath no further than the leading edge of the 5.0 m car-space
- e) Landscaping will be in the form of evergreen shrubbery
- f) Trees Ref T1 & T2 shall be removed
- g) The telegraph pole shall be relocated to the satisfaction of British Telecom.

AMENITY SPACE

Immediate neighbours to the proposal are E.N.W to the west and occupants of Rose Lea dwelling to the north

- a) E.N.W. sub-station : the proposal does not impinge on access to the sub-station.
- b) Rose Lea (dwelling)
2.0 m of Rose Lea garage over -laps the joint boundary to the east with a blank wall. The remainder is an open plan access drive.

Therefore the proposals do not compromise the amenity space of Rose Lea in particular the habitable locations of the dwelling . Ref to photographs T4 & T5

SUMMARY

The proposals will benefit the location and support application No 3/2017/0726