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DESIGN STATEMENT

Proposed Boundary Works

The Old Barn, 2a Waddington Road, Clitheroe, Lancs., BB7 2HJ

INTRODUCTION

This Design Statement relates to a Planning Application for external works within the curtilage of the site. The application is required due to the height and proximity of the proposed structure to the site boundary, and is therefore not deemed to be Permitted Development.

The property is located at the eastern end of Waddington Road, a designated B road (B6478) in a 20mph zone. The property is located on the north-west boundary of the Character Area 3, York Street & Well Terrace defined Clitheroe Conservation Area.

In preparing the proposed designs reference is made to the Ribble Valley Borough Council – Core Strategy 2008 – 2028 document, policy DMG1, with regards to design, access and amenity.

Previous Planning Approvals

3/1989/0978 – change of use from workshop to offices – full.

3/1989/0977 – demolition of store and construction of house – outline.

3/1993/0293 – demolition of store and construction of house – outline.

3/1996/0620 – demolition of store and construction of house – full.

DESIGN STATEMENT

The proposed boundary works are to provide a secure and safe area to the rear, eastern elevation, of the property which is currently open to the highway. The area is bounded to the north and east by domestic properties and is has an unmetalled, rough gravel finish. The boundary to the highway is delineated by precast concrete kerbs.

The lack of a clear defined physical boundary presents an issue as the area is often used as an impromptu parking space for people collecting takeaway meals on the opposite side of Waddington Road. It is within 25.0m of the junction of Waddington Road, Pimlico Road, Well Terrace & Church Brow.

It is proposed to construct a 1.8m height random limestone wall to the western boundary of the area to match the main dwelling, complete with a pedestrian access gate for day to day use. The southern boundary, at the location of the drop kerb, is to be provided with 2.0m height anthracite grey, timber fence with a swan neck top profile dropping to a height of 1.65m above pavement level.

The gravel finish is to be replaced with hard landscaping in the form of flags to create a patio area to the property, which presently has very limited amenity space.

The deeds to the property have conferred access rights to rear of the adjacent properties, 3a & 5 Pimlico Road, and specifically refer that vehicle access be available. This has been addressed by designing the fence to be removable, on the rare occasion that vehicle access is needed. Essentially the fence will act as a gateway, but remain in a fixed, secured and closed position until required.

SUMMARY

The use of natural materials and colours for the boundary treatments are in keeping with the immediate Conservation Area and existing property and do not adversely impact on the local amenity. The height of the fence is not considered excessive, mirroring the scale and height of adjacent boundary treatments.

The construction of the physical boundary will provide additional security to the rear of 2a Waddington Road whilst meeting the legal obligations of allowing rights of access to the adjacent domestic properties.

Highway safety will be improved by preventing the currently open space being used for impromptu off-street parking.

It should be noted that the existing weekly refuse collection points for the property and 1-5 Pimlico Road are located at the south-east corner of the existing property, adjacent to the telegraph pole, which means that the refuse vehicle temporarily blocks Waddington Road. It is considered that the proposals do not have any adverse effect or implications on present highway safety due the infrequency of use the access will generate.

It is requested, therefore, that approval be granted for this application.



Paul Derbyshire
Dip. Surv

2nd March 2021