

Design and Access Statement

PLANNING APPLICATION Ashcroft, Mill Lane. **Waddington BB7 3JJ**

Location: The application relates to the property known at Ashcroft, Mill Lane, Waddington. Off Slaidburn Road and approximately one and a half miles from Waddington. Mill Lane is an un-adopted lane leading into a small hamlet of properties.

Application Detail: This property has just been purchased by my client. A prospective purchaser did make a pre-planning application in November 2020. Ref: 3/2020/0932 that was dealt with by Adam Birkett and subsequently withdrawn. The application now is to demolish the existing house and garage and the adjacent stables/storage buildings, retaining the existing septic tank located within the paddock. Construct a replacement four bedroom stone built house with an attached garage, gardens will remain to the south east and north of the property with a hard standing to the west leading up to a paddock gate. The existing drive is to remain with an improved width and radius from Mill Lane, providing an improved visibility splay this will be contained within the existing red line curtilage. The land to the north of the property is agricultural land and is the paddock that belongs to Ashcroft and forms the overall curtilage of the property.

Planning History Records indicate that the existing property was constructed in 1978, an extension to provide a stable and two storage building were granted planning consent in July 1985 Ref: 3/85/0403/p. A pre-planning application was also submitted in July 2019 Ref: RV/2019/ENQ/0081 to erect a replacement dwelling. The conclusion was that it would be acceptable in principle subject to a full detailed planning application.

Amount of Development: The proposed development is to construct a stone four bedroom detached house with an attached double garage, retain the existing gardens within the curtilage and the existing driveway. A new hard standing is to be formed leading to the paddock gate.

Bats

A bat survey was carried out by ARK ecology on the 11th October 2020 that is shown on public record. The report indicates that no bat roosts were found or evidence that bats were using this site or the property and that no other surveys are required.

Dust Bin Storage:

The layout provides storage space at the side of the driveway for four bins to recycle the domestic waste .

Scale:

The proposed development is considered to be small scale.

Landscaping:

The existing south boundary consists of a mature hedge row that is to be retained and pruned to a height of 1m. The curtilage boundary fences are to be replaced with typical timber post and rail fence. The paddock will also be re-fenced with five rail and post fencing. Gardens will be lawn and border planting. The hard standing will be surfaced with tegula paving sets

Appearance:

The proposed new property is designed to blend with the existing properties within the hamlet with stone window surrounds ie heads, jambs and cills also stone quoins as indicated on the drawings, window frames are to be aluminium powder coated in light green to blend with the open countryside. The property has the required separation distance from the existing buildings, the roof covering is to be Welsh reclaimed blue slate.

Access:

The access to the property will remain from Mill Lane

Area Calculations

The existing site area including the paddock is 8.704/sq m 2.15 acres. The residential part is 963.2/sq m leaving 7777.3/sq m as agricultural.

Existing Buildings 164.3 sq/m
New House 432.9 sq/m

Lancashire County Council

Lancashire County Council have stated that there are no highway concerns in connection with the development.

With regards to any water discharge from the site, there is an existing surface water drainage channel that runs

Cont.

alongside each side of Mill Lane, outside of the property boundary.

Mill Lane will not be obstructed at any time during the demolition phase of the existing property.