

Proposed Dwelling

Land Adjacent to Charnley Cottage
Preston Road
Longridge
PR3 3BD

For Mr and Mrs Nuttall



DESIGN AND ACCESS STATEMENT Including Waste & Site Management

April 2021

1 INTRODUCTION

1.1 PGB Architectural Services are retained by Mr & Mrs Nuttall ('the applicant') to prepare drawings and documents sufficient for a full planning application for:

- The erection of a detach true bungalow in the garden of Charnley Cottage

1.2 This application is made despite an approved Outline Permission for 2No dwellings in the same garden. The intent is that only one dwelling will ever be built. Charnley Cottage is up for sale, with an offer accepted, with the remaining garden retained by it. This will mean that the existing Outline Permission cannot be achieved should an approval for this detached bungalow and curtilage be granted.

1.3 This Statement should be read in conjunction with the submitted application package, which includes the following documents:

- Completed Application Form;
- Drawn Information:
 - 3231-010 Location Plan
 - 3231-020 Existing Site Plan
 - 3231-030 Proposed Site Plan
 - 3231-040 Proposed Floor Plan
 - 3231-050 Proposed Elevations
 - 3231-060 Proposed Elevations
 - 3231-070 Rendered Images.
- Drainage Strategy by R Ford
- 3231 Design and Access Statement including Waste Management

1.4 The remainder of this statement is structured as follows:

- Section 2 - Site Description
- Section 3 – Relevant Planning History
- Section 4 - Access
- Section 5 – Layout
- Section 6 – Scale/Appearance
- Section 7 – Landscaping
- Section 8 – Waste & Site Management
- Section 9 – Conclusion

2 SITE DESCRIPTION

2.1 Charnley Cottage is off Preston Road and was formerly a barn conversion with an extensive garden curtilage adjoining agricultural land. The property is now surrounded with new

housing by the developer Kiers.

3 RELEVANT PLANNING HISTORY

- 3.1 A planning search has been undertaken on Ribble Valley Borough Council's online planning search. The relevant application being:

3/2018/0682 Application for outline planning permission for the erection of two dwellings and associated works with all matters reserved except access. Approved 28/09/2018

4 ACCESS

- 4.1 Whilst Charnley Cottage has two vehicular access points the applicant has always used the access closest to Longridge. This will be retained for the use of Charnley Cottage. Visibility/safety of this access has recently been significantly improved by the neighbouring development access points and the speed limit is now only 30mph.
- 4.2 The proposed access for the new dwelling is in line with the approved access in the Outline Application mentioned above and facilitates a single gated access to the property. It will utilise existing drop kerbs with no adjustments needed to the highway footpath. The gated access will be set a minimum 5.5m from the carriageway edge and the gates will open into the site.
- 4.3 The bungalow contains an integral single garage and there is ample provision for parking for two further vehicles with facility to turn within the curtilage such that vehicles can draw on and off the site.

5 LAYOUT

- 5.1 The proposed true bungalow is sited in part of the garden of Charnley Cottage with a frontage to Preston Road. The layout is designed to afford privacy to the rear but also to fit between an existing underground foul drain to the rear and a culverted water course to the front

6 SCALE AND APPEARANCE



- 6.1 The property is purposely designed as a true bungalow to limit its impact on the existing Charnley Cottage. It is also then distinct from the neighbouring 2 storey housing now surrounding the site.
- 6.2 This distinctness is then emphasized by the choice of materials. The contrast of materials with Charnley Cottage (a stone barn conversion approved many years ago when lots of windows were allowed) helps to retain its and Charnley cottage's identity. It also reflects the huge variety of property styles and materials on the Preston Road Frontage. Whilst the larger estates are themed towards the respective developer's pallet; creating this true bungalow's unique identity is seen as a continuation of the variety of properties along Preston Road.

7 LANDSCAPING

- 7.1 The site is on part of the former garden to Charnley Cottage and has recently been stripped of all shrubs and trees. The applicant is looking at simple lawned and hard paved areas to reflect the modern design and to keep maintenance low. This is seen as a retirement bungalow with low maintenance a key priority.

8 WASTE & SITE MANAGEMENT

- 8.1 Provision for recycled waste collection and general refuse is adequately provided for on the site.
- 8.2 During construction, all materials will be considered for recycling whilst anything which cannot be recycled will be disposed of safely to licenced waste handling providers.
- 8.3 Whilst there are nearby neighbours' noise and nuisance will be kept to a minimum during the construction. This will include a limit to working hours of between 8am to 5.00pm during the week and 8.30am to 1.00pm Saturday with no work on Sundays or Bank Holidays
- 8.4 Dust will be kept to a minimum throughout the construction with regular wetting down and or the use of dust collection devices at source.
- 8.5 Wheel washing facilities will be provided to ensure the main road is always kept clean.
- 8.6 Sufficient hard standing will be provided at the outset to ensure adequate provision of contractor's facilities and for deliveries to enter and leave the site in forward gear.

9 CONCLUSIONS

- 9.1 PGB Architectural Services is retained by applicant to provide their lifetime home. To this end a true bungalow is provided, designed with minimal maintenance. The provision of this bungalow and the way in which the land retained by Charnley Cottage is divided, precludes any future Reserved Matters application for the additional dwelling approved under the Outline Application referred to in this document. We do not see any reason why this proposal should not receive planning permission.