

# Peter Hitchen Architects

Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
20/08/2021



## DESIGN & ACCESS STATEMENT

SUPPORTING STATEMENT FOR THE RESUBMISSION OF A PROPOSED REPLACEMENT 5 BED DWELLING AT INGLEDALE, LONGSIGHT ROAD, CLAYTON LE DALE.

## Summary

This resubmission follows the approval for a new replacement 5-bedroom dwelling application 3/2019/0783 and resubmission and approval of a 4 bed new replacement dwelling application 3/2020/0848. The resubmission is for a 5 bed replacement dwelling. The proposal again demonstrates a building constructed in the local vernacular and in an amended position setback from the A59. The new proposal, will also be constructed over 3 floors, one of which being at basement level.

The scheme involves the demolition of the existing bungalow and the construction of a new family home to improve the amenity and accommodation of the site.

## SITE

Ingledale, Longsight Road, Clayton le Dale, BB1 9EX. The site is located within the open countryside and great care has been taken to respect the context of the immediate surroundings and environment. The section of road that the proposal is located, resides within and existing eclectic housing corridor with a wide variety of housing typologies.



## Planning History

Pre-application - RV/2019/00018 – Supported in principle

Planning application - 3/2019/0783 – Replacement five-bedroom dwelling and site redevelopment including extension of residential curtilage and erection of stables. Approved with conditions.

Resubmission - 3/2020/0848 - Replacement four bedroom dwelling and site redevelopment including the erection of stables. Resubmission of application 3/2019/0783. Approved with conditions.

Variation of condition - 3/2021/0568 - Variation of Condition 2 (Plans) of planning application 3/2020/0848. Proposed changes to rear elevation to include additional walled dormers and glazing panels. Approved with conditions.

## Layout

The scheme has been designed to maximise the views to the south and north, as well as simplifying the overall site layout.

Whilst the proposal has a modest increase in volume to what was already approved, the visual amenity of the overall site will be vastly improved through the use of quality materials and workmanship.

Access to the site will be amended to form a more synonymous and clear entrance to the site, parking will be to the front of the house and screened from the main road through the use of trees planted to the road side boundary. The tree that faces the road (T6) will be retained and no RPA will interfere with the proposal, please refer to the tree report and site plan.

## Massing

The proposal consists of the demolition of the existing bungalow, this will make way for the new family home.

The proposed property has been set back from the original buildings position, and is 16.5 metres from the road.

It is worth noting that there are other properties along the A59 towards Preston that have received planning permission and have been constructed, which have very similar massing and appearance to the proposal put forth.

## Material & Appearance

The proposal will include a variety of materials which will take into consideration the local vernacular and the surrounding buildings that exist along the A59.

### Dwelling Materials



STONEMWORK



WINDOW SURROUNDS



WINDOWS



QUOINS



GREY SLATE

Kind Regards,

Darcey Charnley, Bsc (Hons)

Peter Hitchen Architects