

PLANNING, DESIGN AND ACCESS STATEMENT

For
The Proposed Erection of a Detached Dwelling on
Land Adjacent to Ribblesdale Avenue
Clitheroe
Lancashire

Date: December 2021

1.0 INTRODUCTION

- 1.1** This Planning, Design and Access Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients Mr and Mrs Harrison, it has been prepared as part of a planning application which seeks approval for the proposed erection of a detached dwelling, detached garage, associated drive, garden and landscaping works.
- 1.2** The statement provides a description of the site and the proposed works, its compliance with the development plan and an assessment of other material considerations.

It is to be read in conjunction with the following planning drawings and documentation:

- RA - 01 Existing Site Plan
- RA – 02 Proposed Site Plan
- RA – 03 Proposed Plans and Elevations
- RA – 04 Existing and Proposed Site Sections
- RA – Site Location Plan
- RA – Block Plan

2.0 SITE

- 2.1** The site is located on the northern side of the settlement boundary of Clitheroe, along Ribblesdale Avenue. The application site is bounded to the east by Ribblesdale Avenue and to the south by Knuck Knowles Drive. The application site is an unutilised piece of land measuring 711.9m². A hedge is situated along the Ribblesdale Avenue frontage and a low level timber fence bounds the perimeter of the site along Knuck Knowles Drive. The topography of the site slopes down from east to west. There are no existing buildings or structures on the land.
- 2.2** In the vicinity of the application site is a variety of residential dwelling, Ribblesdale Avenue primarily consists of three storey dwellings constructed in the early twentieth century, the adjoining Knuck Knowles Drive forms part of a larger suburban housing estate consisting of two storey dwellings constructed in the early twenty first century.

3.0 DESIGN

- 3.1** The proposal comprises of a detached two storey dwelling, with the principle front elevation facing east onto Ribblesdale Avenue. A driveway is located to the rear of the property accessed via Knuck Knowes Drive providing access to the detached garage, with suitable vehicular turning area to enter and leave the site in forward facing gear.



FIGURE 1: PROPOSED SITE PLAN

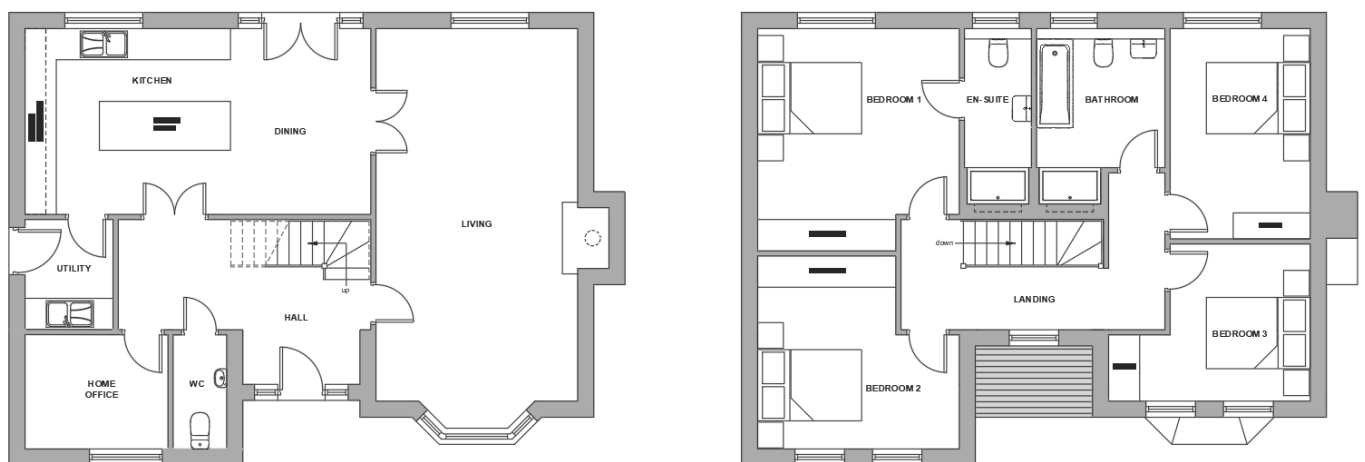


FIGURE 2: PROPOSED GROUND AND FIRST FLOOR PLANS

- 3.2** Properties in close proximity along Ribblesdale Avenue are constructed from brickwork, typically three storeys in height with bay windows and brick chimneys and consist of a mixture of hipped and pitched roofs.

Properties in close proximity along Knuck Knowles Drive are constructed from brickwork with areas with a rendered finish, with bay windows and brick chimneys and consist of a mixture of mansard, hipped and pitched roofs, with gable frontages.

The proposals encompass these inherent architectural features from the surrounding context to create a proposal that is in keeping with the existing area. This in turn provides a positive visual impact and relationship between the existing properties and proposed dwelling when viewed from the street scene.



FIGURE 3: PROPOSED ELEVATIONS

- 3.3** The scale and massing of the proposed dwelling reflects that of neighbouring dwelling in close proximity.

- 3.4** A limited palette of quality materials such as Upvc white coloured windows and facing brickwork throughout to match the neighbouring properties, integrated with simple and quality detailing are used to enhance the positive visual impact of the design.
- 3.5** No windows have been catered for in the gable of the north east elevation to ensure the privacy of the neighbouring property and to ensure overlooking of neighbouring amenity areas are avoided.
- 3.6** A low level hedgerow is proposed to form the perimeter of the site in keeping with the boundary treatment of neighbouring properties, Shrubs are to be planted as indicated on the proposed site plan (Drawing no. RA – 02). The low level timber fence along the boundary with Knuck Knowles Drive is to be retained.
- 3.7** The site will be suitably soft landscaped to suit the surrounding residential area. Paving is proposed to the perimeter of the property and detached garage, with a resin bound driveway and path proving the access into the site. The garden amenity areas are to be lawn with areas of planting.

4.0 PLANNING HISTORY

- 4.1** Recent planning history to dwellings in close proximity
- 3/2020/1029. Proposed erection of a detached two and half storey dwelling with garden and driveway and new access. Sunnymede Ribblesdale Avenue. Approved 19.10.2021
 - 3/2020/0898. Reserved matters for one two-storey dwelling following outline planning permission 3/2019/0193 including access, appearance, landscaping and scale. Resubmission of application 3/2020/0100. Land opposite Ashbrook Ribblesdale Avenue. Approved 04.10.2020
 - 3/2016/0626. Construction of 1No new dwelling and detached garage/home office in curtilage of existing dwelling 'Northlands', and construction of additional 1No detached garage/home office in the rear garden of 'Northlands'. Approved 12.08.2016
 - 3/2012/0488. Development of two detached dwellings on land belonging to and adjacent to Radley, Ribblesdale Avenue. Approved 24.10.2012.
- 4.2** Planning history in close proximity to the development site indicate an extensive number of proposed detached dwellings approved in recent times on similar sized plots of land.

5.0 DEVELOPMENT PLAN POLICY

- 5.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2021).
- 5.2** The following policies are of relevance to the proposal:
- Policy DS1: Development Strategy
 - Policy DS2: Sustainable Development
 - Policy DMG1: General Considerations
 - Policy DMG2: Strategic Considerations
 - Policy H1: Housing Provision
 - Policy DME2: Landscape and Townscape Protection
 - Policy DME3: Site and Species Protection and Conservation

6.0 EVALUATION

- 6.1** The main factors to be considered are:
- Visual amenity/external appearance
 - Impact upon residential amenity
- 6.2 VISUAL APPEARANCE**
- The proposed dwelling will be visible from the street scene when approaching the property along Ribblesdale Avenue and Knuck Knowles Drive. The design and material selection will ensure that the proposal contributes positively to the street scene and character of the area. The proposal complies with the requirements of policy DMG1.
- 6.3 IMPACT UPON RESIDENTIAL AMENITY**
- The proposal does not compromise the amenity of adjacent properties and would not result in a loss of light. Privacy distances have been adhered to between facing walls with main windows between the proposed dwelling and that of neighbouring properties. The proposal complies with the requirements of policy DMG1.
- 6.4 HIGHWAYS AND PARKING**
- Ribblesdale Avenue is a cul-de-sac subject to a 30mph speed limit, the development will provide adequate off-street parking required for a 4 bedroom property.

7.0 CONCLUSION

- 7.1** In summary the proposal which forms the basis of this planning application has been designed to subtly provide a positive visual impact, for the site and will complement the existing street scene. The proposal does not compromise the amenity of adjacent properties and would not result in a loss of light. The site is within an established residential area in which a number of similar sized detached dwellings have been approved in close proximity on similar sized plots of land. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.