

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

Proposed development is within the curtilage of the dwellinghouse and for a purpose incidental to the enjoyment of the dwellinghouse. The dwellinghouse and associated curtilage are within the Forest of Bowland AONB. The local AONB officer has confirmed the landscape character type for the location and provided guidance as to development and managing change which in this case revolves around habitat creation, new hedgerow and use of traditional local building materials to accord with the location. PROW 9 has been considered and remains unobstructed with these plans.

Use

What will the extension/development be used for and justify why this is necessary?

The property is a large dwelling in a fairly rural location surrounded by garden and field. The store will provide a secure, dry area to keep and maintain equipment such as lawnmowers, ladders, trimmers, tools, bicycles etc.

The carport/garage will provide covered parking for 2 of the 3 required spaces as the location is quite exposed especially in Winter plus it would increase the total number of spaces available to 5.

The proposal would offer protection from unauthorised siting of sheds, garden equipment etc.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

Overall the building measures 11.9m in length - including the car port and measures 7.1m width with an overhang of 1m. The ridge height is 4.6m. The store and garage will each have an internal space of 22sqm. The new hedgerow with interspersed trees will run along the gable end of the proposed building and continue to the furthest point of Northern curtilage edge- approx 26m. It is felt the size is appropriate and comparative to other similar locations and properties nearby.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

The layout was chosen so that the proposed building closely relates to the traditional stone barn and within the cluster of buildings at Greengore/Hunters Rest and is set to one side and to the rear of The Barn. When seen from the Hill Lane approach the building height will be lower than the converted barn, it will be set to one end and therefore protect the enhanced view of The Barn which is achieved by removing the old shippon building. Alternative positions were considered

1. Yard to West - would have eliminated the already limited turning area and obstructions to the footpath
2. Set adjacent to boundary wall - a possible alternative but this proposal relates better to The Barn.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

Prior to conversion of the barn, a cluster of farm buildings existed at the site and so this building is in keeping with that context. With the addition of the new building and landscaping around it the domestic elements of the site will be screened from public view whilst providing the occupant with the security required for equipment etc

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

3/2020/0543 required the curtilage of the property to be fenced using post and rail fencing. This proposal adds a new section of hedgerow with interspersed hedgerow trees planted along the North Eastern section of the boundary and extending approx 26m.

The proposed hedgerow will be native mix of hawthorne, beech etc as can be found close by and will extend the local habitat available for local wildlife such as birds and bats.

Creation of new hedgerow and habitat extension is encouraged in the guidance provided by AONB

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

The Eastern gable of the building will be visible from the main approach (Hill Lane), it will be constructed in matching random stone sourced locally. The roof will be slate to match the barn.

This choice of materials accords with the guidance received from the AONB officer.

The building will not detract from the views of The Barn, Greengore or the wider setting as the position has been carefully considered and materials are appropriate to the setting.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

Access to the property is as approved on the original planning approvals dated 2013 and 2020. Access arrives from the Northern end of the property into an enclosed yard (the front) which is used for turning and manoeuvring. The proposed development is on land within the existing curtilage and to be used for garden and parking.

PROW no 17 remains unobstructed with only vehicle turning and garden areas close to the footpath through the yard at the front.