

DESIGN AND ACCESS STATEMENT

SITE ADDRESS

**94 Ribchester Road
Clayton le Dale
BB1 9HQ**

The site consists of an existing two storey end terrace cottage with an attached outbuilding to the west side of the property fronting the highway. The outbuilding was formally 98 Ribchester Road. There is a large garden which extends up to number 102. The plot has a frontage and existing access onto Ribchester Road with open fields to the north. To the west of the site is an existing large two storey Victorian property. The land is within the settlement boundary of Wilpshire.

PLANNING HISTORY

Planning permission was granted for a 5 bedroom detached dwelling ref 3/2018/116 on the 16th April 2019. This permission has now expired.

PROPOSED PROJECT

We are applying for outline planning permission to build a detached dwelling house with all matters reserved. There is ample room on the site for access to 94 and the new dwelling. Position, access and type of dwelling will all be dealt with at reserved matters stage.