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CHARTERED BUILDING SURVEYORS

Unit 1 Victoria Mill, Watt Street, Sabden,
Clitheroe, Lancashire, BB7 9ED



DESIGN AND ACCESS STATEMENT

PROPOSED 2 NO DWELLINGS

TO LAND OFF CLOUGH BANK LANE

CHATBURN

BB7 4AW

Proposal and Site History

The proposals involve the erection of 2 no detached dwellings, it is a re-submission of application 3/2018/0407 to incorporate a site and house re-design. The site has planning permission for the erection of 2 no dwellings. The application approved in 2018 was a re-submission of an application previously approved in 2014 (ref 3/2014/1089). In August 2020 work commenced onsite under building regulations application reference number 3/2020/0455/BN. The clients subsequently decided the approved scheme could be improved upon and an alternative site layout and house design is now proposed.

An application was submitted earlier this year (ref 3/2022/0399) that was refused, following discussions with the planning officer a revised scheme is now being put forward.

Use

The proposed dwellings and curtilage will be of residential use and would help contribute to the councils housing policy requirements. The development will infill a vacant parcel of land in a residential area within the village of Chatburn, the site lies within the settlement boundary and within the conservation area. The site is not suitable for an alternative commercial or industrial use and would otherwise remain vacant.

Amount

It is proposed that 2 no 4 bedroom dwellings with associated garages, parking and gardens will be constructed, as shown on the enclosed plans. The existing trees that are to be retained on site will provide some natural screening and landscaping to the site.

Layout, Appearance and Scale

The proposals have been designed to utilise the existing access from Clough Bank Lane which will serve Plot 2, a new access is also required to serve Plot 1, and this will enable both dwellings to have their own access. The site is split as shown on the enclosed plans to accommodate both driveways. The garage to Plot 2 has been positioned to the rear of the site, this is to ensure when you approach the site from Clough Bank Lane it is the proposed houses that are visible in the foreground, rather than the garage to Plot 2. The garage to Plot 1 is situated opposite the existing garage to 5 Clough Bank Lane.

The proposed houses have been repositioned and redesigned to ensure that orientation and configuration face onto Clough Bank Lane. The plot sizes and house sizes are proportionate to the surrounding houses. The appearance of the proposed dwellings is traditional and in keeping with the local style. The materials proposed will match materials found within Chatburn and the Ribble Valley, a slate roof is proposed, with a mixture of stone and rendered walls with natural stone surrounds to the windows and doors.

The site is located within the Chatburn Conservation Area, the design of the proposed houses and materials suggested will enhance the conservation area by developing a piece of land which is currently left largely vacant and unmaintained.

Landscaping and Access

All of the existing site boundaries and mature trees are to remain, to help ensure the new dwellings blend in with the surroundings. It is proposed that the new access will have a natural stone wall and gate posts, to match the existing access. The new boundary between the properties will be a timber fence as shown on the site plan.

Clough Bank Lane already provides access to several dwellings as shown on the plans. The existing site access off Clough Bank Lane to the site will serve Plot 2, and it is proposed that a new access will be constructed to serve Plot 1.

LOUISE READ MRICS

25th October 2022