

**OUTLINE PLANNING APPLICATION**

**ERECTION OF A DETACHED DWELLING  
ALL MATTERS RESERVED EXCEPT ACCESS**

**19 ABBEY ROAD, WHALLEY, CLITHEROE BB7 9RP**

**DESIGN AND ACCESS REPORT**

**April 2023**

**REF: 1131/ARW/DAS**



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## **INTRODUCTION**

Due to the changes introduced by the Government in May 2006, a Design and Access Statement is required with all Planning Application submissions. This statement has been prepared to justify the proposals in order for it to obtain a satisfactory Outline Planning Approval.

## **BACKGROUND**

This design and access statement has been prepared to support an Outline planning application – All matters reserved except access for potential erection of a detached house on the side driveway/garden area of an existing semi-detached dwelling.

A condition for all planning applications requires a design statement to be submitted. This Statement seeks to address the need for the applicant to demonstrate how design issues have been determined and arrived at in accordance with paragraph 16 of PPS1.

This Report is split into the following Sections:

- The site description and its context;
- Planning Support Statement including Volume calculations
- Design principles and Site Constraints
- Summary and conclusions.

## **THE SITE AND ITS CONTEXT**

The existing site is a domestic 2.5 storey stone built semi-detached dwelling sat on a generous garden plot measuring approx. 0.157 acres/633.8m<sup>2</sup>. The application site contains the dwelling, a detached garage and a detached outbuilding.

The application site lies approximately 0.1m north of Whalley village centre and is located within the defined urban area. Whalley provides all requirements for day to day living needs including convenience stores and various shops plus good infrastructure such as schools and doctor's surgeries and a railway station. The current population stands at 3985 based on the 2011 census.

The original house is constructed of Natural stone under a slate tiled roof and is of two storeys in appearance and extended from its original built form with a single storey rear extension and a detached garage to the southern side. The property has 3 bedrooms and 2 reception rooms with a large rear garden and wide side driveway.

The remaining entirety of the site is deemed to be private garden curtilage as defined by the local authority local plan data.

Domestic properties surround the application site to the northern, eastern and southern boundaries. To the west is the village library and park to the south west.

The existing house is accessed via a wide driveway formed between a low brick wall. The front boundary current comprises 1.2m smooth brick-built wall.

A planning preapplication was submitted for the site in 2015 and the site was confirmed as being suitable for a dwelling dependant on design, positioning and consideration for the adjacent conservation area. The reference for the pre application was RV/2015/ENQ/00150 dated 07/01/2016. A copy of the documentation can be provided upon request.

- **Topography**

The site is generally level to all areas with the parkland to the south being approx. 0.5m lower.

- **Soils & Contamination**

At the present time, the application site is covered by shrubbery, buildings and grassed curtilages associated with a domestic dwelling and contamination is not expected to be relevant.

- **Trees & Vegetation**

There are no trees within the application site however there is a large established tree to the south west of the site. As this application is merely to obtain outline approval with means of access, it is deemed that the final house design and its impact will be dealt with at a reserved matters stage.

- **Drainage**

The existing site is connected to mains sewers and this will be utilised for the potential new property.

- **Services**

Existing services supplies are located in the area and new connections would be sought prior to construction stage.

- **Flood Risk**

The site is deemed to be situated in a low-risk area according to the government website for flood mapping data.

The existing property and outbuildings all sit outside of flood zone 3 and the proposed dwelling will be positioned further away from and on higher ground than current known risk zone extents.

## 2.0 SITE PHOTOGRAPHS



Photo 1 – Existing building front/West elevation.



Photo 2 – Side driveway and garage looking east





Photo 3 – Side gable of the existing property with ground floor bay window shown to the kitchen area. This window would need to be altered to a flush window with the bay projection removed to allow side access to the properties. All other side windows are either secondary windows or serving none habitable rooms





Photo 4 – Alternate view of the garage block looking south towards the park



Photo 5 – Rear elevation of the existing property with garage to the south



### **3.0 DESIGN PROPOSAL**

This outline planning application is to be lodged to pursue the future potential to erect a detached dwelling on the application site.

The planning application is merely for the access and to establish the potential for development of the plot for a dwelling therefore no further details accompany the application for exact position, scale or appearance of the proposed property.

These matters would be covered by a secondary reserved matters application.

We feel that the site could allow for a property to be constructed, should the above matters be addressed via a detailed reserved matters submission upon agreement from the local authority.

All services and drainage infrastructure are available in the locality and already serve the existing dwelling.

#### **ALTERATIONS TO THE EXISTING DWELLING – 19 ABBEY ROAD**

To facilitate the erection of a property to the side driveway, it would be necessary to remove the projecting ground floor kitchen bay window from the side gable of 19 Abbey Road – please refer to photo 3 for the position. The bay projection would be replaced with a flush window and become a secondary window to the kitchen/dining space. Other windows and doors serve the space to the rear elevation.

For further information on the outline application please refer to the accompanying drawing package listed as follows:

1. 1131/ARW/ESLP – Existing site layout plan
2. 1131/ARW/SLP - Proposed site layout plan
3. 1131/ARW/LP - Site location plan

### **4.0 ACCESS AND PARKING**

Access to the new housing plot will be taken via the existing access point situated on Abbey Road. The current access point could in fact be widened further across the existing opening to allow easier manoeuvring for vehicles.

Off road vehicle parking can be provided for 2+ cars externally for the existing property – 19 Abbey Road and any proposed new dwelling.

Disabled access provision would be provided to the front of the property with a level access threshold to the principal elevation, again this would be covered by a reserved matters application.

## **5.0 DESIGN PRINCIPLES AND SITE CONSTRAINTS**

- Urban Structure & Grain.

The proposal seeks to establish the potential for a new dwelling on the existing side driveway of the site. We are aware of the adjacent conservation area, tree position and existing housing stock design. All matters would be covered via a reserved matters application.

- Natural Light.

The new property would benefit from good levels of natural light with a westerly facing rear garden whilst not impacting on the existing property too greatly whilst considering loss of light to the existing property once exact siting information is established.

- Height, Scale & Massing

Issues of Existing Density within the immediate area, together with Height and Massing are not applicable to this outline application, we feel that these issues are deemed acceptable.

## **6.0 SUMMARY AND CONCLUSIONS**

In summary, this application proposal provides an opportunity to ascertain the potential to erect a new dwelling house on the side garden/driveway curtilage of the existing property.

The design, scale and position of the potential house would need to be established by means of a reserved matters planning application.

We feel that all matters of planning policies are met for the potential of a dwelling and its access point as per section 3.0 of this report and we feel that this application could be supported by the local authority.