



DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

7 Ribblesdale Road
Ribchester,
Preston,
Lancs.

PROPOSED SINGLE STOREY EXTENSION FOLLOWING DEMOLITION OF EXISTING CONSERVATORY
October 2023

Design and Access Statement

1.0 Introduction

1.1 This is an application to seek permission for a single storey rear extension following demolition of existing conservatory.

1.2 This planning statement outlines the proposal and accompanies the following supporting information:

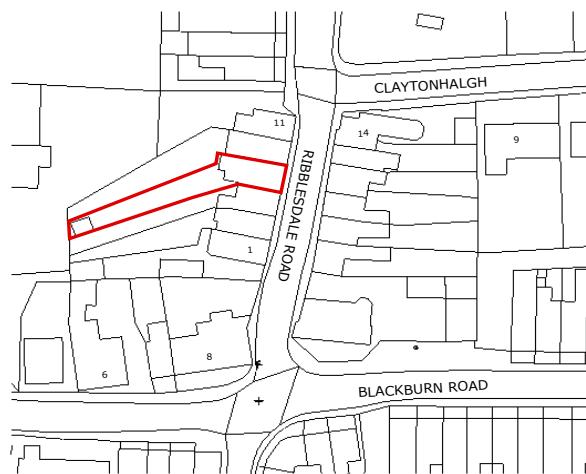
- Location Plan
- Existing Plan and Elevations
- Proposed Plan and Elevations
- Existing Site Plan
- Proposed Site Plan

2.0 Site Description

2.1 The application site is situated on Ribblesdale Road in the small village of Ribchester. The property is a terrace house located on a row of terrace houses in which no. 7 is situated in the middle of this row.

2.2 The site is located within a conservation area in Ribchester in which this design and access statement has been provided to accompany the application.

2.3 The site is situated within close proximity to multiple facilities and existing services located in a nearby village. Being central to the Ribchester village the property is in walking distance of churches, shops and a village school.



3.0 Access

3.1 The site is accessed directly off Ribblesdale Road, with access to the rear being a shared pedestrian access within the row of terraces.

3.2 The frontage of the property is adjacent to Ribblesdale Road in which there is street parking along this stretch of highway that all the residence use.

3.3 There are no alterations to any existing access as the proposal only effects the rear of the property and does not disturb the shared pedestrian access along the back of the terrace properties



4.0 Design Details

4.1 The proposal consists of a single storey rear extension which is situated on the west side of the property.

4.2 The proposed extension is to enable the family to turn this dated property into a modern home to suit the needs of a growing family. This extension will allow for the opening up of the kitchen/ dining area, creating a more open plan living.

4.3 The applicant wishes to demolish an existing conservatory to enable the new extension that will be more in keeping with the existing house. By proposing natural stone for the exterior walls and a tile roof

this extension will provide the property a more usable space by including better suited insulation and in turn improve both the look of the property but also the efficiency of the property.

4.4 The proposed roof will follow the pitch of the existing house and will be constructed out of tile to match the existing.

4.5 The proposed materials that have been chosen are sympathetic to the character of the existing property.

4.6 We are also proposing a new roof light to enable light into the new extension and also a timber effect UPVC double patio door which will match the properties existing windows and doors.



7.0 Transport and Highways

7.1 With regards to parking which is currently situated on the east side to the property and consists of street parking shared with others. There is no changes proposed and the parking/ access will not be effective by the new extension. As such the proposal is compliant to the parking standards set out within the councils policies.

8.0 Waste Management

8.1 The new extension will not effect the properties existing arrangements with their waste disposal. Their bins area is currently situated to the rear of the property and brought round to the street to be taken away.

9.0 Utilities

9.1 As this is for an extension to an existing property, services would not be an issue and the proposal will be connected to the existing infrastructure.

10.0 Heritage Statement

10.1 As mentioned above this property lies within Ribchesters Conservation Area.

10.2 Ribchester Conservation Area consists of the village core centred around a small triangular area, on one side of which is the White Bull Inn, and Stydd, a rural area north-east of the main settlement which contains two churches and 18th century almshouses.

10.3 The property we refer to within this planning application is situated on the north boundary of the conservation area, see map below:



10.4 Local Planning Policies

The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014):

Key Statement EN5: Heritage Assets

“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

- Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”

Policy DMG1: General Considerations Core Strategy Policy DMG1:

General Considerations requires development to “be of a high standard of building design which considers the 8 Building in Context Principles from the CABE/English Heritage Building in Context Toolkit (and) be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features

and building materials”.

Policy DME4: Protecting Heritage Assets

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.”

10.5 Heritage Impact Assessment

10.6 Impact from the Proposed Small Extension

As mentioned in detail above, the single storey rear extension is small in size and will replace an already built form and improving the overall look by choosing materials in keeping with the conservation

area which is recommended in the Ribble Valley Borough Council's Ribchester Conservation Area Appraisal.

10.7 Mitigation

All works will be undertaken by suitably qualified, competent local tradespeople to ensure work is carried out with minimal harm to the historic fabric of the building.

11.0 Conclusion

10.1 In conclusion the design of the proposed development is deemed appropriate for the site's location, thereby minimising any impacts on the conversation area and will not have a negative effect on the Ribchester conservation area.

10.2 The proposal constitutes small scale development that will not be visible from the road and is located within a section of the applicant's garden and residential curtilage, replacing an existing structure. As such, the proposed development should be considered appropriate and acceptable in this location.

10.3 For the reasons identified within this statement, it is considered that the proposed development would be consistent with relevant development plan policies and national planning guidance.