

DESIGN & ACCESS STATEMENT

Land at Clayton Manor Lodge, Ribchester Road, Wilpshire, Blackburn BB1 9HU

1.0 Planning History

Planning Application No. 3/2010/0424 approved dated 08 October 2010 for 2no. detached dwellings and was implemented by constructing the detached double garage to retain the planning right.

At the time of application, a planning requirement was for affordable housing to be provided for 3 or more new properties so the approval was kept for two new dwellings to avoid making this provision within the grounds of the property.

The access to the dwellings was via the main entrance to Clayton Manor, which I now consider to be undesirable for the comforts of the family and parking requirements needed.

2.0 Current Proposal

The application seeks to increase the number of new dwellings from two detached 3-bed properties to four 1-bed self-contained units and create a new entrance from Knowsley Road rather than using the shared entrance of Clayton Manor.

The proximity to the junction between Knowsley Road and Ribchester Road would ordinarily be prohibited for a different road classification; however, Knowsley Road is now a restricted access road limited to 20 mph for residents living in the immediate area and not a through road thereby limiting traffic usage since the date of the approved application in 2010.

Sight lines have been left as defined by the original boundary given that traffic along Knowsley Road arriving at the junction with Ribchester Road is proceeding at a much-reduced speed due to the close proximity of the give way junction. This does not constitute an unacceptable driving hazard for vehicles leaving the properties or those already cautiously approaching the junction.

The four apartments will all be one-bedroom types suitable for persons wishing to remain in the area after downsizing from larger homes. There appears to be a shortage in supply of this type of residential property in the area.

The building form respects similar properties in the area, in particular on Glendene and in such materials that are commensurate with the previous approval.

The proximity of trees covered by the Glendene Tree Preservation Order have been considered in the Arboricultural Method Statement further noting that two trees have subsequently been cut down since the Report was drafted in February 2023. Aerobic provision to the topsoil near the surface is maintained by using the cellular confinement structure to support the vehicle movements.

Current energy use will be limited to all electric supplies with infra-red heating mats in lieu of central heating together with higher insulation values to minimise the high energy costs and consumption for the occupants.