

RIBBLE VALLEY BOROUGH COUNCIL



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- *material change in the use of land or buildings, unless it also involves operational development;*
- *engineering or mining operations;*
- *development of an existing dwellinghouse, or development within the curtilage or a dwelling house for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB)*



1.0 INTRODUCTION

- 1.1 This statement is submitted as a Design and Access statement as additional information in support of a householder Planning Application for the extension of 302 Pleckgate Road, Ramsgreave. The applicant is proposing a Loft Extension, Double Storey Extension and Single Storey Extension to the rear of the existing dwelling, together with some landscaping works to the grounds.

1.2 The application follows pre-application consultations with the planning officer, Mr B Taylor of Ribble Valley Borough Council, and the current enclosed proposals have been designed to take into account his comments outlined in the letter dated 6 July 2021 (ref no : RV/2021/ENQ/00068).

1.3 The application also has a decided planning status for a Certificate of Lawfulness application reference 3/2023/0950. This particular application included a hip to gable rear dormer, front porch and rear extension.

2.0 PROCESS

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed _development?

2.1 Assessment

2.1.1 The Design has evolved from a requirement to make a 1930s semi-detached property into a standard akin to today's living standards. An upgrade of the front porch with upgrade to the entrance area to ensure a better entrance to the property from the front. The current front step is in a poor visual state. A front dormer which is no larger than the width of the property, taking into account the pre planning applications advice the double pitched dormer on the design has been changed to a single pitch. To the rear of the property a double & single storey extension to make efficient use of the space. Stylistically the building is designed to closely match the traditional house appearance of the surrounding context whilst minimising impact on the neighbouring properties

2.2 Involvement / History

2.2.1 There has been a planning application reference 3/2023/0698 refused and a Certificate of Lawfulness application reference 3/2023/0950 as mentioned in 1.3 above. We feel that the development is well suited to the site and is a positive and appropriate use for this Semi Detached property. This will provide living space more in keeping with today's standards and requirements by the housing market'.

2.3 Evaluation

2.3.1 The surrounding area is medium to low density traditional housing with a mixture of detached and semi-detached architectural style from the 1930s, mostly privately owned, two to three storey (where loft spaces have been converted).

2.4 Design

2.4.1 External materials have been specified in the plans to incorporate materials into the design of the proposal to match the external appearance of the existing property. Such materials include the use of white / cream render for the proposed rear extensions, the retention of slate roof tiles for the proposed hip to gable roof conversion, the incorporation of UPVC doors and windows and materials / colours to match the existing roof plane on the proposed front and rear dormers.

3.0 USE

What will the extension/development be used for and justify why this is necessary?

3.1 The proposed use is for a residential property into a standard akin to today's living standards, to accommodate a growing family.

4.0 AMOUNT

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

4.1 The major feature of the design and to accommodate the natural fall of the land is the formation of access steps to the front to reach the entrance level dwelling.

- 4.2 The total area of the proposed extension including the existing dwellings is 31% of the total site area, which does not exceed 50%.
- 4.3 The proposed allows for additional side access and increased access to the rear of the property. The floor levels are to remain similar to existing levels.

5.0 LAYOUT

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

- 5.1 The design of the extension is to increase the ground floor layout to allow maximum use of the rear whilst still retaining a decent sized private rear space. The extension is in compliance with the 45 degree test as shown on submitted plans.
- 5.2 Although there is space to the side of the property which was considered but discounted due to the visual aspect of a side extension compared to a rear extension as the appearance would be aesthetically congested mimicking a terraced property. It would also be less cost-effective for the useable floor space.
- 5.3 Following various correspondence via email the hip to gable extension was amended and changes incorporated as part of the Permitted Development Certificate of Lawfulness application reference 3/2023/0950.
- 5.2 The previous planning application 3/2023/0698 included a single storey rear projection of 8m, even though this passed the 45 degree rule the delegated report notes have been taken on board and rear single storey projection has been reduced to 6m.

6.0 SCALE

Is the scale of the extension/development in keeping with the context of the site and in what way?

- 6.1 The front dormer is lower than the roof line. The height and width of the front porch is not overbearing and is smaller/similar in size to neighbouring properties.
- 6.2 The double rear loft extension dormer is not higher than the roof line. The rear double storey extension is also lower than the roof line. The single storey extension to the rear is approximately 3.0 metres in height. The height has been kept to a minimum pitch for the roof covering ie flat roof.
- 6.3 The single storey rear extension projection has been reduced from 8m from the previous planning application to 6m. In addition to this the design of the hip to gable extension has also been amended to reduce the visual impact.

7.0 LANDSCAPING

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

- 7.1 The landscaping shall be inclusive of front stepped access, with hard landscaping to the front to maximise access for parking of vehicles including emergency services. At the rear the lawned garden, footpaths etc will be retained.

8.0 APPEARANCE

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

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- 8.1 The appearance shall be similar to the existing, with white/cream render for wall, slate tiles where possible using existing or similar alternative in the same colour. The windows and door to be UPVC which is same as existing.

9.0 ACCESS

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

9.1 Vehicular and transport links

The site is served by good road and rail infrastructure and is highly accessible by car and bicycle. Its location is close to the local bus network and roads / motorways.

9.2 Inclusive access

The frontage is facing a frame with fields, easily accessible conventional street. There is no separate access to the rear of the site, all access to the property is via the front driveway. Access for Emergency Services is unchanged.