

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED ERECTION OF A DETACHED NEW BUILD HOUSE AT:
LAND ADJACENT TO RIBBLESDALE AVENUE,
CLITHEROE



Job No. 7027

Version: 1.1



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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Mr & Mrs Holmes, as part of a full planning application to erect a two-and-a-half storey detached new-build dwelling with associated external works at:

Land adjacent to Ribblesdale Avenue, Clitheroe.

This document is to be read in conjunction with all other submitted planning documents No:

- *7027 – L01 Location Plan*
- *7027 – S01 Existing Site Plan*
- *7027 – S02A Proposed Site Plan*
- *7027 – P01C Proposed Plans*
- *7027 – P02D Proposed Elevations and Landscaping Plan*
- *7027 – P03D Existing and Proposed Site Sections*

2.0 THE SITE/BUILDING DESCRIPTION

The site is located within a suburban housing estate on the outskirts of the town of Clitheroe, Lancashire. It falls within the town's settlement boundary and constitutes a sustainable location by virtue of its locality to amenities within the town centre. The site occupies a position on the corner adjacent to Ribblesdale Avenue and is surrounded by large dwellings on all sides.

The development site is currently a corner plot of underutilised land which on two sides surrounded by detached properties and two sides by the adjacent roads of Ribblesdale Avenue and Knunck Knowles Drive.

The proposal site constitutes a generous plot at approximately 699m². The site falls gently from the Ribblesdale facing South East boundary to the north west. Existing pedestrian access to the site is directly off Ribblesdale Avenue and Knunck Knowles Drive which runs along the entirety of the south west boundary.



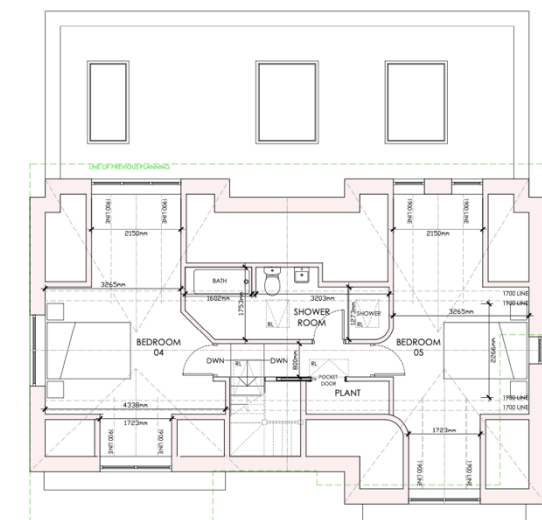
PL01: Location Plan showing location of the plot, adjacent to Ribblesdale Avenue

3.0 DESIGN BRIEF

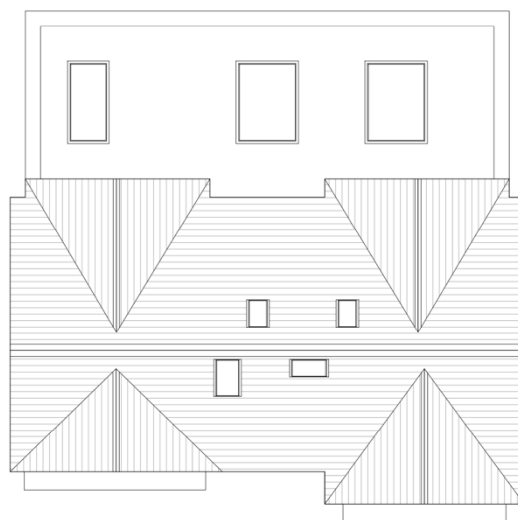
Sunderland Peacock & Associates Ltd. were appointed to review the existing agreed planning application 3/2022/0762 and site. To produce a comprehensive design for a large family home that meets the contemporary living standards and caters for future aspirations, negating the need for future alterations. And a design that was more aligned to our clients the new owners of the site.

The proposed dwelling is to have:

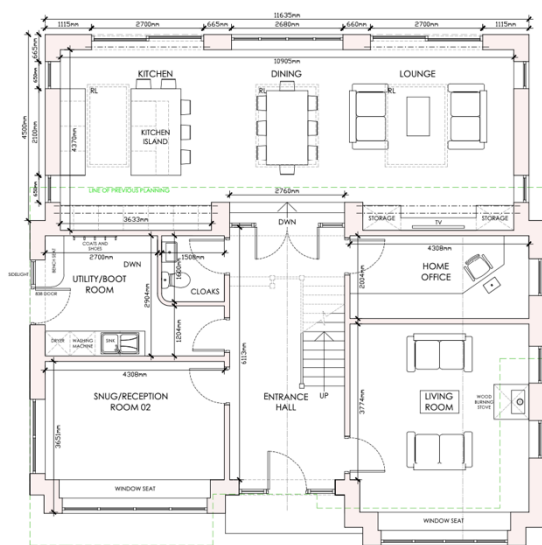
- An open plan Kitchen, dining and garden lounge to the rear.
- Utility/Boot Room with external access.
- Large double Garage.
- Study/Home Office.
- Separate Lounge/Snug.
- 4/5 Bedrooms, including Master suite.



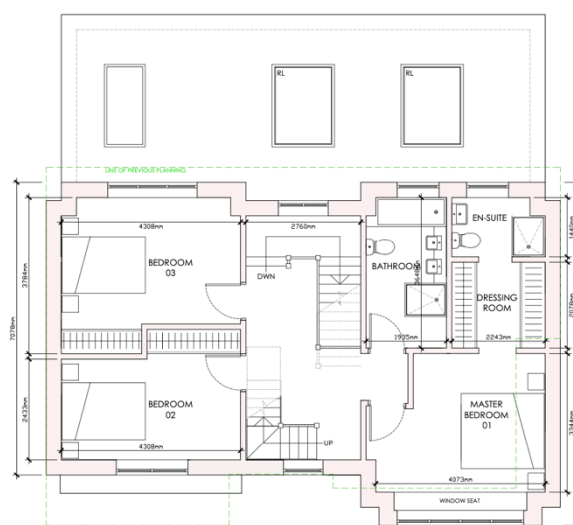
PROPOSED ATTIC PLAN
Scale 1:50



PROPOSED ROOF PLAN
Scale 1:50



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50

PL02: Drawing of the proposed floor plans (Not to scale).

4.0 DESIGN

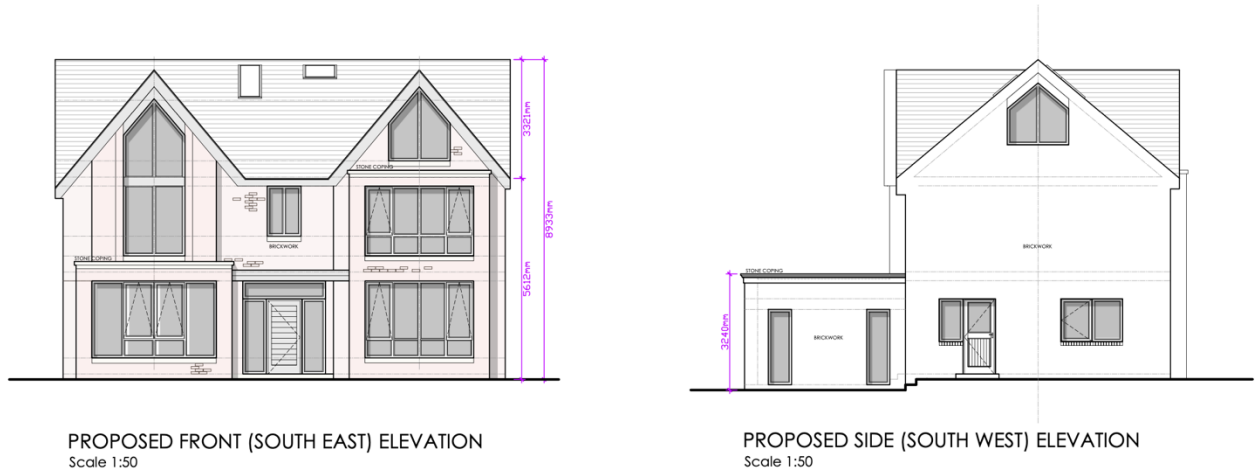
4.1 Appearance/Style

Ribblesdale Avenue is flanked by large brick built dwelling houses of typically two and a half storeys. They commonly feature large bay windows, brickwork and a combination of hipped and gable roofs at pitches of 45°. The proposal will share these common features, giving the building a strong connection to its setting so that it sits well with the streetscape and compliments the neighbouring dwellings.

The design of the house has taken reference from the local vernacular. It is designed to use a mixture of materials that will be high quality, robust and sustainable for the development, that will reflect the character of the surrounding dwellings, while adding visual interest to the site and locality as a whole.

The proposed side (north west) elevation has just one window above ground level, located on the 2nd floor (to the bedroom), it is to be an obscure glazed window so that overlooking isn't an issue.

The proposed dwelling will occupy the central part of the site and not surpass the agreed front building line of the previously accepted planning decision (3/2022/0762), which will maintain the line of the street scene. As a result the proposed is set well back from both the north west (rear) and north east (side) boundaries, therefore overlooking is not an issue.



PL03: Drawing of the proposed front and side elevations (Not to scale).

4.2 Scale/Massing

The scale and massing of the proposed building reflects the neighbouring properties. The roof space is utilised to provide more living space while minimizing the footprint and volume/height of the building.

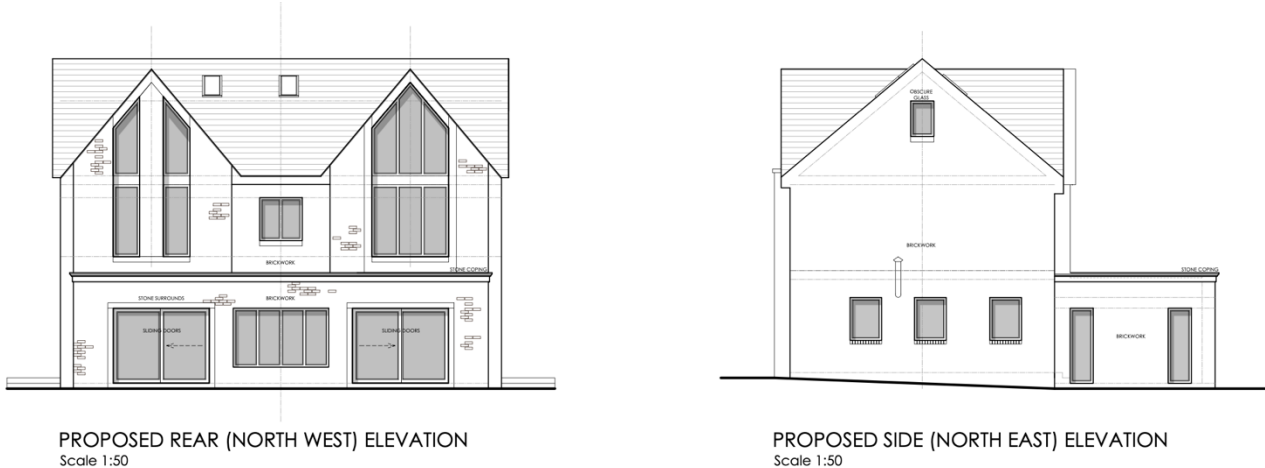
The scheme is all encompassing and with no foreseen requirement for future extensions/works. The re-designed dwelling sits well centrally with the site while retaining a substantial sized garden and amenity space to all sides.

4.3 Materials/Boundary Treatments

As part of this application, we have also included a detailed materials specification statement, date April 2024 in addition to detailed sections of the materials proposed to each boundary treatments, see drawing ref: 7027 – P02B to avoid condition No. 7 of the previous planning approval ref: 3/2022/0762 from having added to any future forthcoming determination.

4.4 Drainage

The intention is to deal with as much surface water on the site as possible to avoid increasing the demand on the mains drainage system. Much of the site will be soft landscaping to allow natural permeation into the ground. The driveway is to be permeable tarmac, again allowing surface water to permeate into the ground. Foul water drainage is to be connected into the existing mains drainage system on Ribblesdale Avenue.



PL04: Drawing of the proposed rear and side elevations (Not to scale).

4.5 Sustainability

The design will adopt several sustainability practices such as rainwater harvesting system to reuse the water for a variety of purposes. The heating to the proposed will be supplied by an air source heat pump.

5.0 ACCESS/LANDSCAPING

A new vehicular access is to be formed off Ribblesdale Avenue with the previously approved ingress and egress drive located to the site boundary adjacent to Knuck Knowles. This newly formed entrance will allow a flowing access and exit driveway, which will terminate the need for any potential reversing onto the highway. A gated opening will be formed on the Ribblesdale Avenue boundary, giving the site a formal entrance in keeping with the surrounding properties.

A high-quality landscaping and planting proposal has been designed to fit in with the surrounding suburban area. A stone flagged path is to run around the perimeter of the proposed, forming a terrace to the rear. The enclosed rear garden is to be lawn with areas of planting.

6.0 PLANNING POLICIES

- Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. Said material considerations include any other supplementary / supporting planning documents and government guidance as set out in the National Planning Policy Framework (NPPF) (2021).
- The statutory Development Plan for the site comprises the Ribble Valley Borough Council Adopted Core Strategy (Adopted December 2014). This document establishes the vision, underlying objectives and key principles that will guide the development of the area to 2028.
- An extract from the Districtwide Local Plan Map is provided. As can be seen from this map, the site falls within the urban boundary of Clitheroe, as per the adopted Core Strategy.

An overview of those planning policies as contained within the Development Plan considered most relevant to the principle of the proposed development is provided below:

- **Key Statement DS1:** Development Strategy – identifies the majority of new housing should be concentrated within the principal settlements of Clitheroe, Longridge, and Whalley.
- **Key Statement DS2:** Presumption in Favour of Sustainable Development – echoes Paragraph 11 of the NPPF, showing how the Council will favour proposals which reflect sustainable development.
- **Key Statement EN3:** Sustainable Development and Climate Change – clarifies that the Council will seek to ensure all development is sustainable in its design and building standards, in order to address climate change.
- **Key Statement EN4:** Biodiversity and Geodiversity – illustrates that the Council will seek to conserve and where possible, enhance the area's biodiversity and geodiversity to preserve habits and species.
- **Key Statement H1:** Housing Provision – demonstrates that the Council will put forward land for residential development, to ensure that they are able to meet their target of providing 5,600 dwellings by 2028.
- **Key Statement H2:** Housing Balance –highlights that new residential development should deliver a suitable mixture of housing to meet local identified needs.

- **Key Statement DM12:** Transport Considerations – illustrates that new development should be located to minimise the need to travel, especially by personal vehicle. All new developments should have convenient access to public transport, as well as pedestrian and cycle routes.
- **Policy DMG1:** General Considerations – states that new development should be of a high standard, being sympathetic to its surrounds.
- **Policy DMG2:** Strategic Considerations – states that proposals within Tier 1 Settlement Villages identified to be sustainable settlements should consolidate, expand or round-off existing development, in keeping with the surrounds.
- **Policy DMG3:** Transport and Mobility – states that proposals will be assessed against their availability and adequacy of public transport and associated infrastructure, to serve new residents.
- **Policy DME1:** Protecting Trees and Woodlands – illustrates that the Council seeks to protect existing trees and woodlands, specifically those of great quality, and whereby possibly, the Council expects new development to enhance the landscape.

Material Considerations

National Planning Policy Framework (2021)

The NPPF sets out the Government's planning policies for England and how these should be applied.

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
- Any adverse impacts of doing so would significant and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole; or

- Specific policies in the framework indicate development should be restricted.

Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

8.0 CONCLUSION

The proposed scheme has been thoughtfully put together to fulfill our Client's spatial requirements for their family needs and to produce a dwelling of an enhanced quality and appearance from that originally approved that compliments the streets existing buildings.

The proposal does not compromise the amenity or privacy of adjacent properties, or their gardens and would not result in a loss of light or amenity to the neighbouring property. The site is within an established residential area in which similar-sized dwellings in terms of height and scale are situated adjacent and directly opposite the site.

The proposed building is considered to be an acceptable design response in terms of achieving its compliance with the Local Plan Policies by virtue of the appearance, form, size and positioning. These factors make for a proposal that is befitting of its location on Ribblesdale Avenue.