

# DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED GARAGE CONVERSION AND INTERNAL ALTERATIONS AT:

3 PEEL PARK AVENUE,

CLITHEROE,

BB7 1EU



Job No. 7058

Version: 1.1



**Sunderland Peacock and Associates Ltd**

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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 Richard Clarkson, in order to seek house holder planning application for the proposed garage conversion to habitable use along with all associated internal alterations of a semi-detached at:

3 Peel Park Avenue, Clitheroe, BB7 1EU.

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

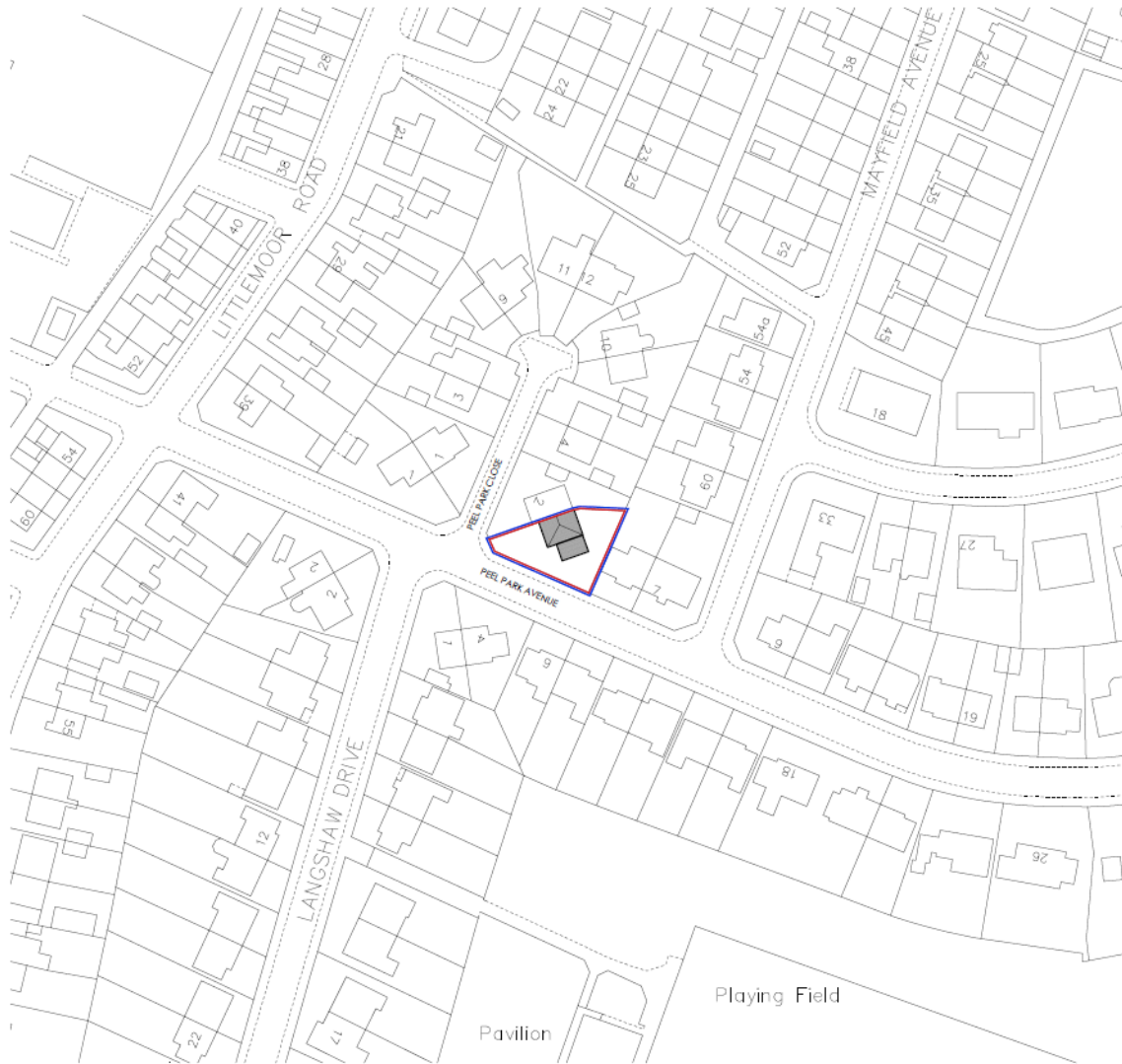
- *7058 – L01 Location Plan*
- *7058 – S01 Existing Site Plan*
- *7058 – E01 Existing Plan and Elevation.*
- *7058 – S02 Proposed Site Plan*
- *7058 – P01 Proposed Plan Elevation and Floor Section.*

## 2.0 THE SITE/BUILDING DESCRIPTION

The property is located within a suburban housing estate within 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 property is a two-storey, 3 bedroom semi-detached dwelling with a connected single-storey garage to the side of the property. The property sits in the centre of a triangular corner plot, the front of the property (South West) elevation faces the adjacent footpath of Peel Park Avenue. To the rear is a private garden, to the front of the property is a predominately garden with a lawned area with areas of planting and hedges. Directly to the front of the existing Garage there is an existing drive, areas of planting/hedges. An existing raised concrete driveway is also located to the south west corner of the plot which makes up the remainder of the site.

The area is predominantly residential and is within easy reach of local facilities, services and is also well served by public transport. The adjacent properties are predominately residential two-storey semi-detached dwellings.



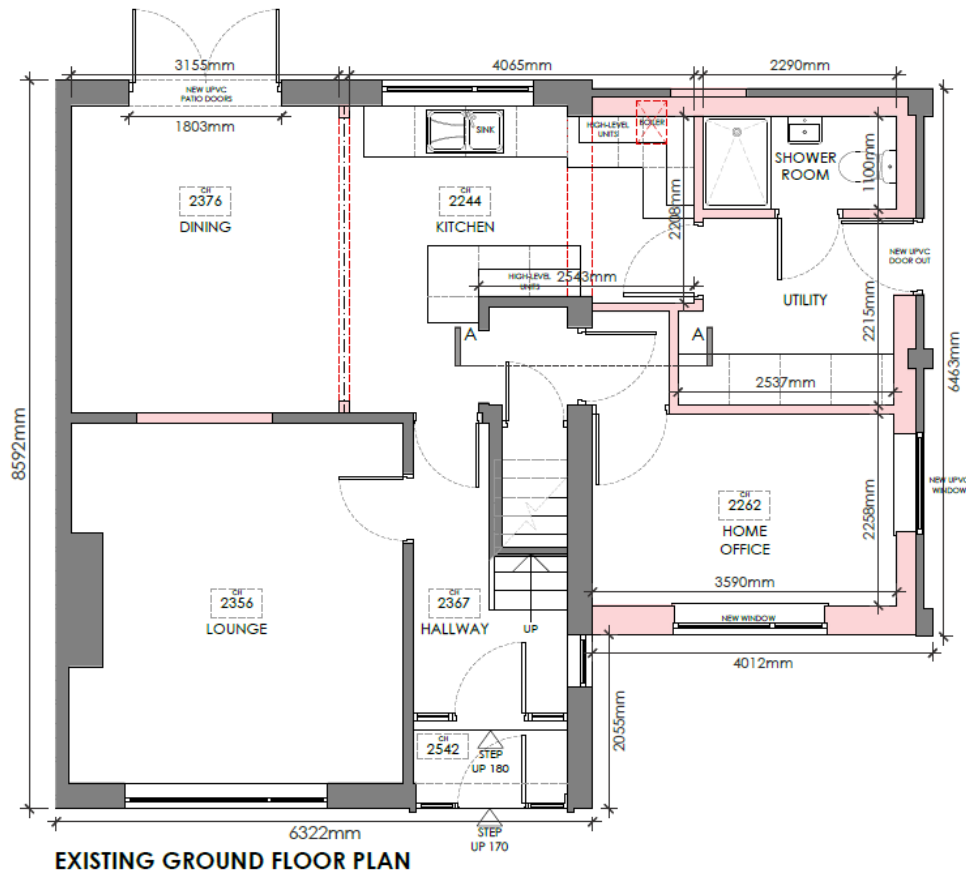
PL01: Location Plan (not to scale).

### 3.0 DESIGN BRIEF

Sunderland Peacock & Associates Ltd. were appointed to review the existing property and produce a comprehensive design to make the property less segregated .

The proposed is to have:

- An open plan Kitchen/Dining space more suited to modern family living.
- Conversion of Garage to form habitable rooms including home office, utility and shower room.



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

## 4.0 DESIGN

### 4.1 Appearance/Style

The scheme facilitates the removal of some interior walls and alterations to the Garage space to convert this into habitable rooms. This will allow the sub-division of the internal space to provide a new Shower Room, Utility and Home Office together with the improvement of an open plan Kitchen/Dining area.

The Garage will be converted to become habitable space with all thermal elements consisting of exterior walls, roof and floors to be thermally improved by insulating to allow the rooms to become habitable.

The exterior of the house will be upgraded with a new silicone based render to all exterior walls. All windows and doors will be replaced with new white uPVC units

### 4.2 Scale/Massing

The size and scale of the building is to remain unchanged with the only change to the building frontage will be the removal of both the personnel door and vehicular garage door to the front. The front vehicular garage door is proposed to be blocked up and replaced with one of the side garage windows, the other side window replaced to that of a personnel door.

### **4.3 Materials**

The only external alterations proposed involve the replacement of the personnel and vehicular garage doors with windows. The window will be white uPVC to match that of the existing. The infill wall to the underside of the new front window will be blockwork with render to match the existing render. The entire house is to be rendered with a new silicone K-render throughout as illustrated upon drawing ref: 7058 – P01.

### **4.4 Sustainability**

The property constitutes a sustainable location by virtue of its locality to amenities and transport links within the town centre of Clitheroe.

## **5.0 ACCESS**

Access will remain unchanged and will continue to be from either drive way both adjacent to the property on Peel Park Avenue. The building has dedicated off-street parking for 3No. vehicles, 1No. on the drive by the existing Garage, with the other spaces located on the raised drive to the south west corner. The existing dwelling has the required amount of parking being 3No. spaces for a three-bedroomed property and is unaffected by the garage conversion work.

## **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 be 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.

## **7.0 CONCLUSION**

In summary, the proposal which forms the basis of this full planning application has been designed to provide a positive visual impact and architectural design for the site and the surrounding area.

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 neighboring property. The site is within an established residential area and the external appearance

The conversion of the garage and internal modifications serves to enhance the residents comfort. At present, the house does not provide the layout required for a workable and balanced environment for all those that reside there.

This document has also demonstrated that there will be no negative impact from the loss of the Garage being used for vehicle parking, as the property already has the required 3No. spaces of off-street parking available.