

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED SINGLE-STOREY REAR REPLACEMENT EXTENSION,
REAR DORMER CONSTRUCTION AND
ASSOCIATED INTERNAL REMODELLING AT:
CARRWOOD, WHALLEY ROAD, WILPSHIRE.



Job No. 6975

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 & Mrs Mulcahy, as part of a householder planning application for the proposed replacement rear extension, rear dormer construction and associated internal remodelling at:

Carrwood, Whalley Road, Wilpshire.

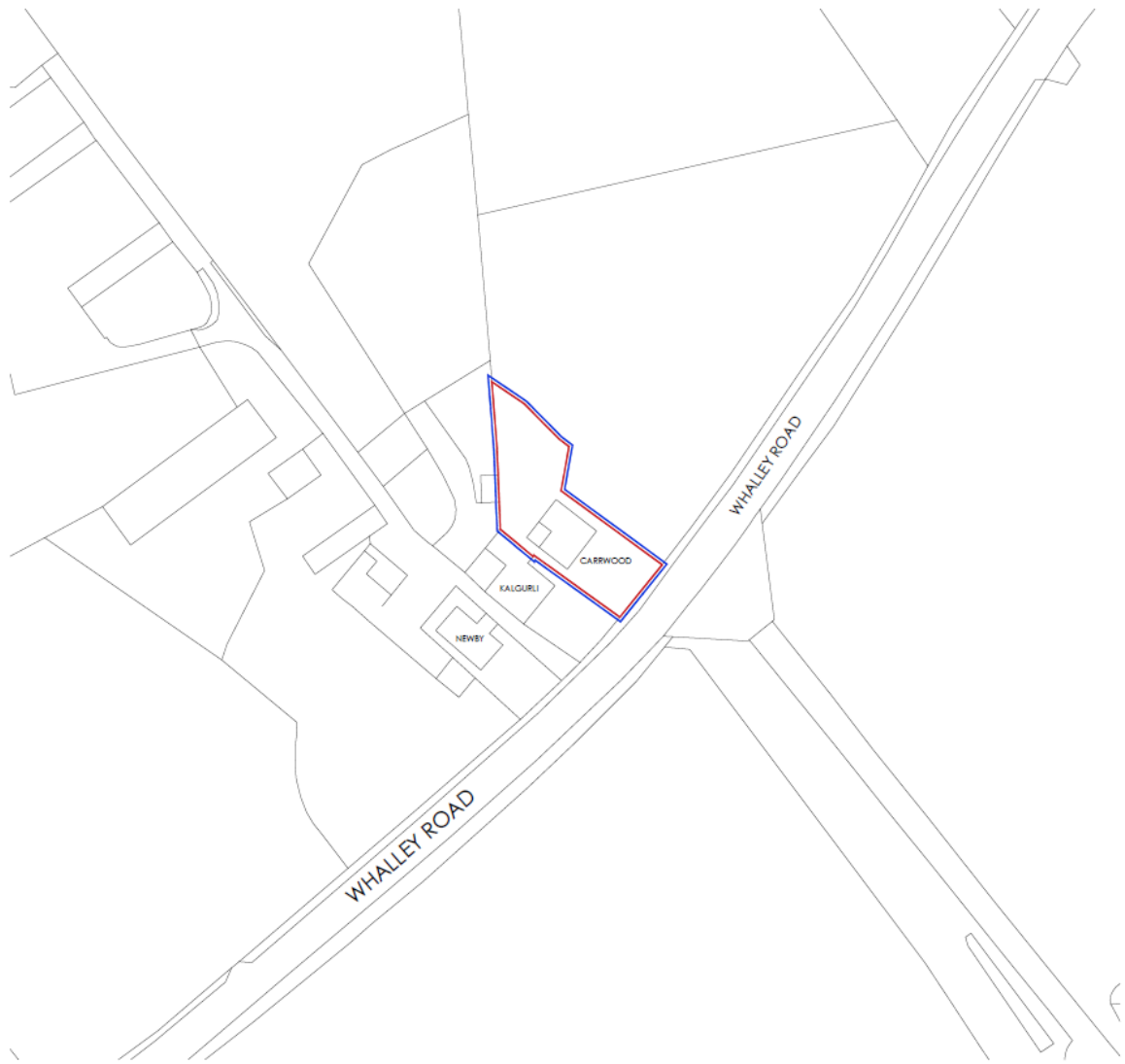
This document is to be read in conjunction with all other submitted planning documents No:

- 6975 – L01 Location Plan.
- 6975 – S01 Existing Site Plan.
- 6975 – S02 Proposed Site Plan.
- 6975 – E01 Existing Plans and Section.
- 6975 – E02 Existing Elevations.
- 6975 – P05A Proposed Plans and Section.
- 6975 – P06 Proposed Elevations.

2.0 THE SITE/BUILDING DESCRIPTION

The site is located on the North East outskirts of the village of Wilpshire, 2.5 miles north of the town of Blackburn. Wilpshire lies within the local borough of the Ribble Valley, in Lancashire. The property is located on Whalley Road, a link road between Wilpshire and the neighbouring village of Langho. It falls within the town's settlement boundary and constitutes a sustainable location by virtue of its locality to amenities within the Wilpshire village centre. The site occupies a position in the centre of an irregular plot.

The property is a two-storey detached dwelling with a private garden to the rear and a front drive/garden made up of predominately hardstanding. The surrounding area is comprised of mostly agricultural land. Adjacent to the property are 2No. similar size detached dwellings.



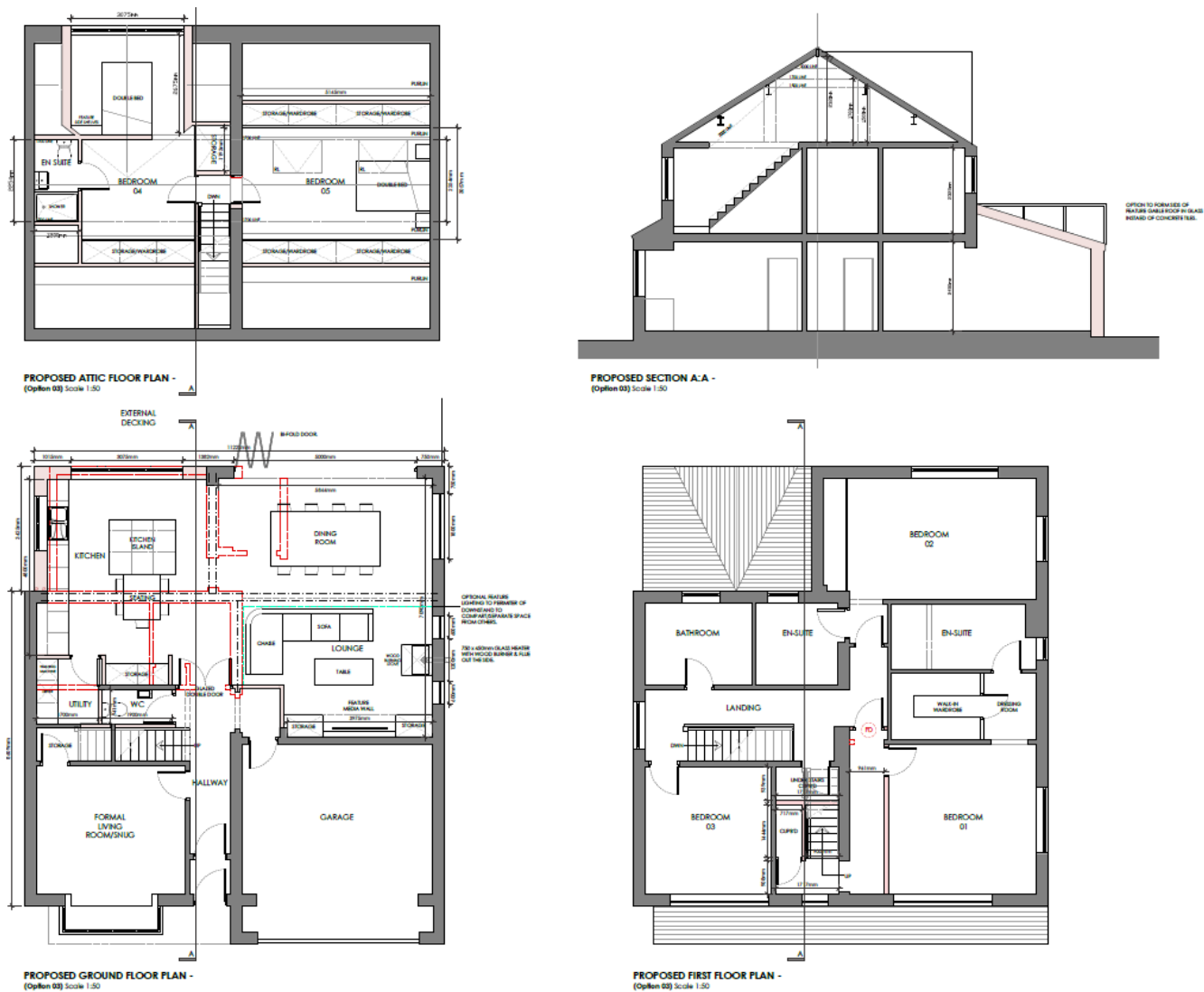
PL01: Location Plan (Not to scale).

3.0 DESIGN BRIEF

Sunderland Peacock & Associates Ltd. were appointed to review the existing property and produce a comprehensive design for a large family home that meets the contemporary living standards and caters for future aspirations, negating the need for sale and moving.

The proposed dwelling is to have:

- An open plan Kitchen, dining and lounge to the rear taking advantage of the superior views to the rear in addition to improving the natural daylight to this area.
- Removal of the substandard and cold Conservatory.
- Improve the amount of habitable bedrooms to 4/5 in total.



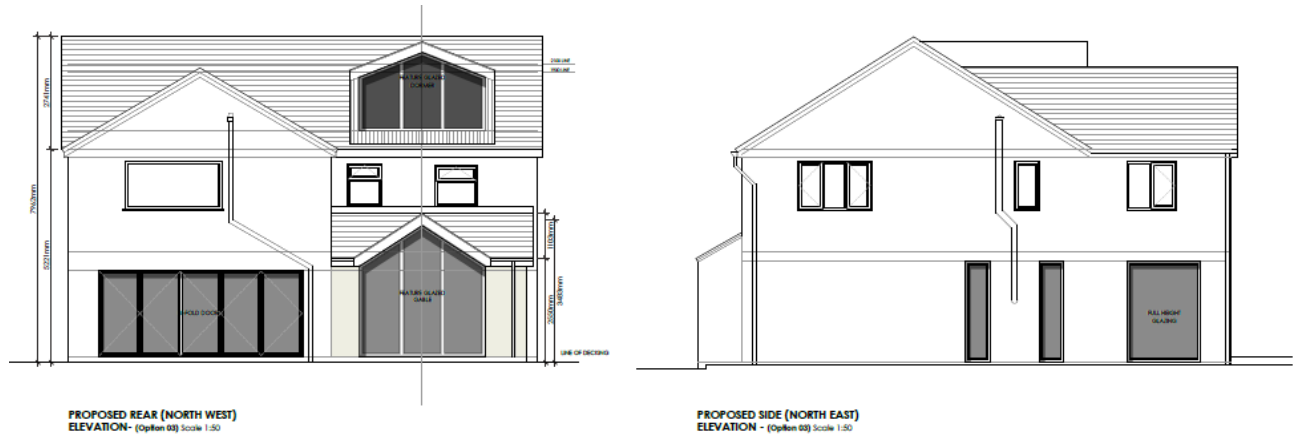
PL02: Drawing of the proposed floor plans (Not to scale).

4.0 DESIGN

4.1 Appearance/Style

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 rear dormer is north west facing and overlooks an area of agricultural fields and has no impact on neighbouring properties privacy.



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 proposed rear extension has been designed to remain within the footprint of the existing conservatory, which is proposed to be demolished. Overall the scale of the proposal is to be no greater than it currently is.

4.3 Materials

All the proposed materials take inspiration from the existing dwelling and that of the neighbouring properties. The proposed render is to match the existing in colour and texture. The dormer is proposed to be in vertical timber which is sympathetic to the agricultural surroundings.

5.0 ACCESS

The access will remain unchanged and continue to be from the adjacent Whalley Road (A666). The building has dedicated off-street parking for numerous vehicles due to the large front driveway which can accommodate the required amount of parking for a 4/5 bed roomed property very easily.

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.

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 a mixture of residential and agricultural outlook in which similar-sized dwellings in terms of height and scale are situated adjacent.

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. The small replacement rear extension upgrades the existing dilapidated structure while the rear dormer only serves to enhance the residents requirements for further habitable bedrooms at attic level. At present the house does not provide the layout required for a workable and balanced environment for all those that reside there.