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DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED DEMOLITION OF EXISTING CONSERVATORY, GARAGE AND STORE WITH
ASSOCIATED REMODELLING AND SINGLE STOREY SIDE AND REAR EXTENSIONS INCLUDING
ERECTION OF NEW GARAGE STRUCTURE
AT HIGH LEA COTTAGE

WHINS LANE
SIMONSTONE
LANCASHIRE
BB12 7QU



Job No. 7040

Version: 1.0

spa
SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

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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 and Mrs Keenan, in order to seek house holder planning application for the proposed remodelling and extensions at:

High Lea Cottage, Whins Lane, Simonstone, Lancashire, BB12 7QU

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

- *Location Plan 1:2500 scale*
- *Block Plan 1:500 Scale*
- *7040 – EX01A Existing Topographical Survey*
- *7040 – EX02A Existing Ground Floor Plans and Elevations*
- *7040 – PR01A Proposed Ground Floor Plan and Elevations*
- *7040 – PR02A Proposed Site Plan, Proposed Garage Floor Plans and Elevations*
- *7040 – PR03 Existing and Proposed Site Sections*
- *Bat Survey Report, Ref 7040, dated 27th June 2024*

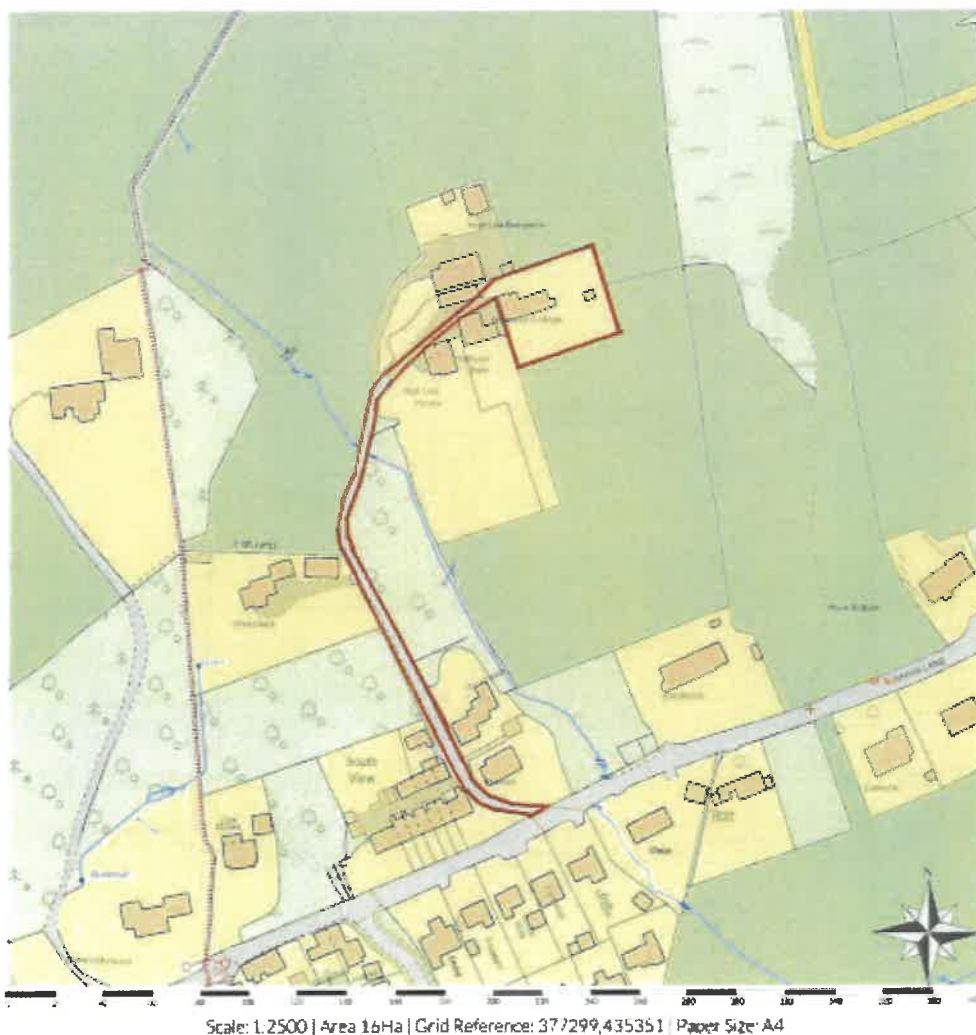
2.0 THE SITE/BUILDING DESCRIPTION

High Lea Cottage is situated to the North of the villages of Read and Simonstone within the Ribble Valley. Simonstone is located approximately 2 miles to the West of the town of Padiham. The dwelling in question is located off a private track where clusters of dwellings are present.

The property is a single storey detached bungalow. The property comprises of 2 bedrooms and an integral dwelling with a conservatory to the principle North West facing elevation. The dwelling sits roughly centrally within a large rectangular plot.

The dwelling has open views to the North, East and South over agricultural land. The dwelling is in an elevated position with a large lawn area to the South of the dwelling.

The area is generally rural with a mixture of large residential properties and agricultural buildings and farms sparsely dotted around the area separated by farmland and fields. The property is linked to the main road via an approach road which serves this and a few other properties. The property is a short drive from the villages of Simonstone and Read and is within easy reach of local facilities, services and is also well served by public transport that the village provides.



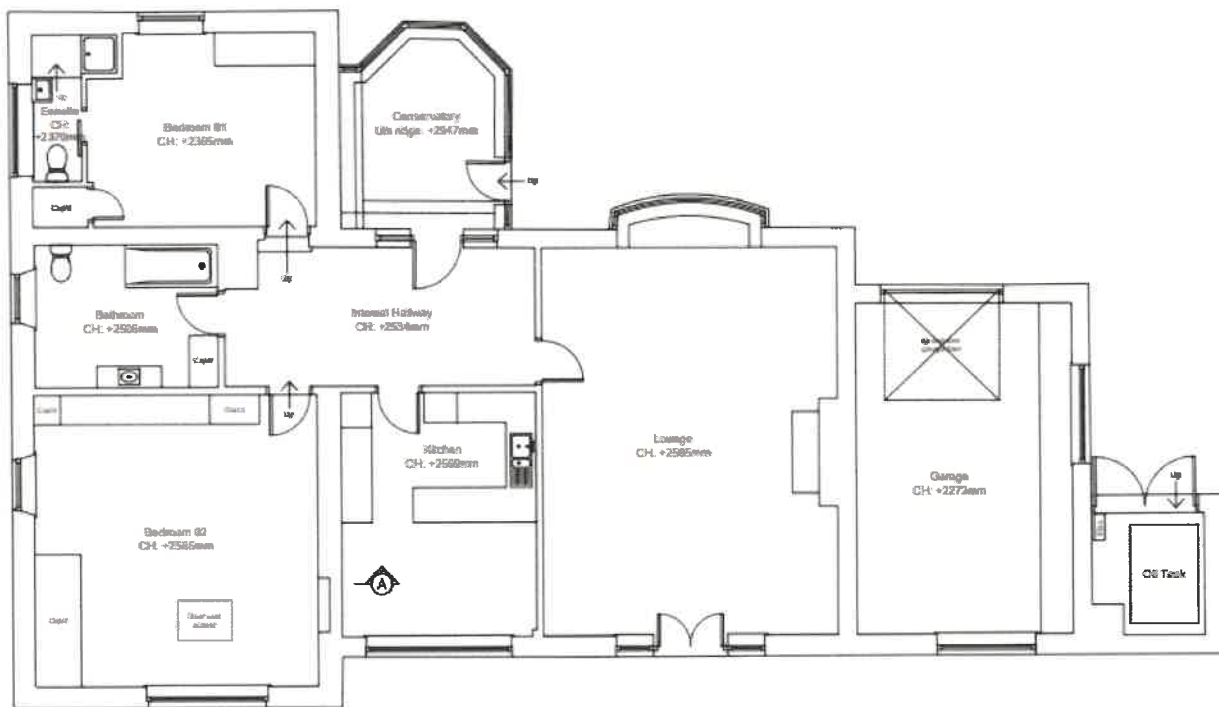
PL01: Location Plan (not to scale).

3.0 DESIGN BRIEF

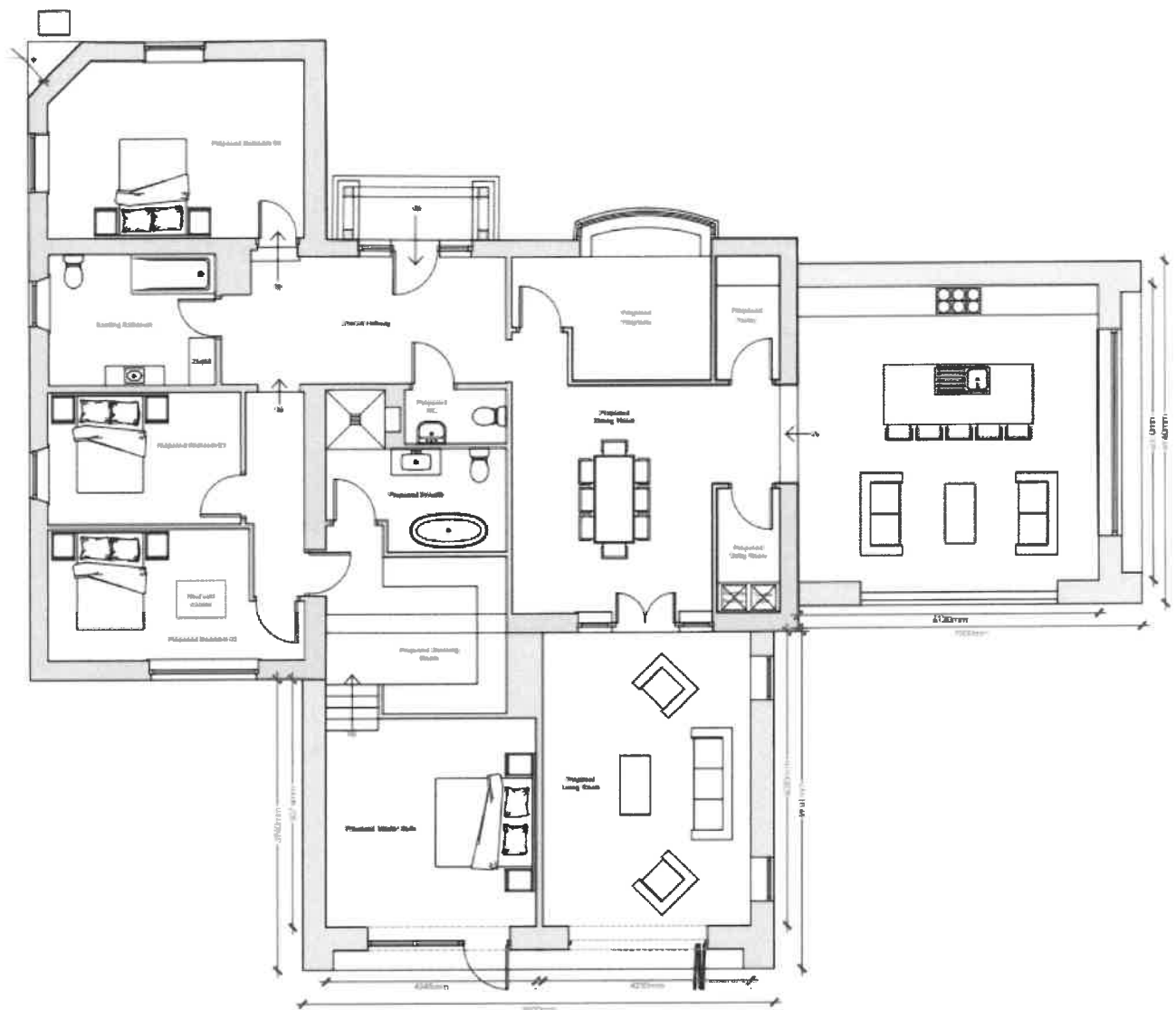
Sunderland Peacock & Associates Ltd. were appointed to review the existing property and produce a comprehensive design to increase the size of the dwelling to provide 4 bedroom, with the master suite complete with dressing room and ensuite.

The proposed is to:

- Demolition of existing garage, replacement with a detached double Garage with mezzanine storage area above.
- Demolition of conservatory and replacement with feature entrance.
- Improve access by rebuilding corner of dwelling splayed to increase access.
- Open plan Kitchen extension.
- Living Room and master bedroom extension.



PL02: Existing floor plan (Not to scale)



PL03: Proposed floor plan (Not to scale).

4.0 DESIGN

4.1 Appearance/Style

A new entrance canopy with oak posts will provide a feature entrance to the dwelling and will provide a significant improvement over the current white upvc conservatory.



PL04: Conservatory to be demolished and replaced with feature oak post entrance / canopy.

All rooms are to be accessed off the main hallway and open plan dining room. The dwelling will comprise of a kitchen extension, proposed living room and master bedroom suite in the rear south facing extension. Three bedrooms, an accessible WC, family bathroom, playroom, utility and pantry will be provided within the original dwelling footprint. Large feature glazing will be provided to the kitchen, living room and master bedroom. The materials will comprise of coursed natural stone cladding, vertical cladding with light grey / cream finish, refer to the proposed elevation drawing. The master bedroom and living room extension is South East facing and is complete with aluminium framed curtain wall glazing with light grey / cream finish. The kitchen extension is North East facing and South East facing and comprises of full height feature glazing to the gable elevation and southern facing glazing gives views into the garden.



Proposed South East Facing Elevation

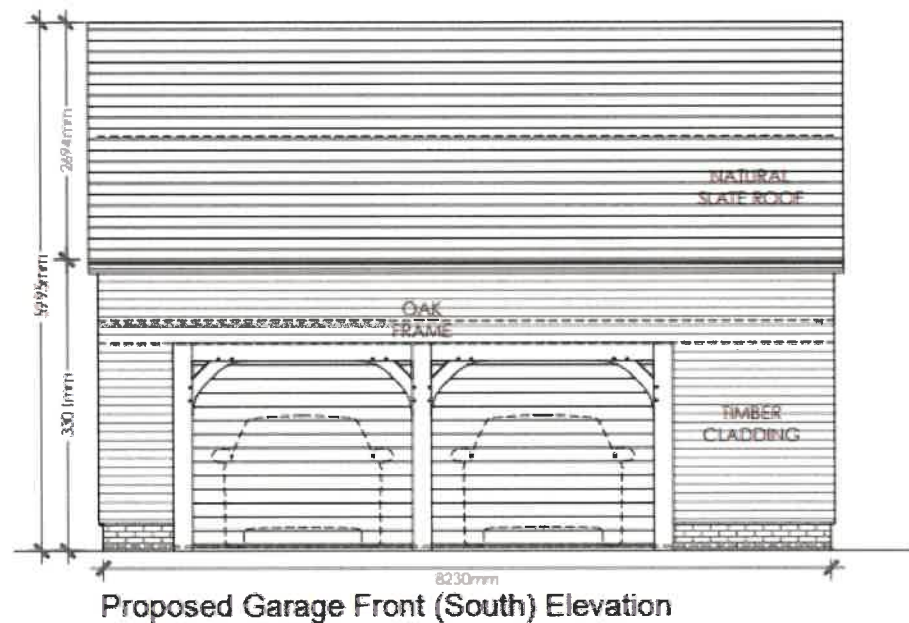


Proposed North East Facing Elevation

Scale: 1:100

PL05: Drawing of the proposed extension elevations

The exterior of the Garage will utilise natural materials that complement the existing dwelling. The walls of the Garage will be horizontal timber cladding with oak frame to garage door openings. The roof will be natural slate with profiled ridges tiles to match that of the existing dwelling.



PL06: Drawing of the proposed Garage front elevation

4.2 Scale/Massing

The proposed extensions are subservient to the main dwelling, are therefore lower in height than the main roof and are set in from the extents of the footprint of the original dwelling. The feature entrance canopy will replace an incongruous upvc conservatory, providing an improvement to the principal elevation. The addition of the double garage is a requirement for a property / site of this size and location. The Garage is subservient in size to the main house and is set within the large garden curtilage.

4.3 Materials

The new materials to the proposed extensions will be high quality including aluminium frames to the feature glazing to the Kitchen, Living and Master bedroom. The extension roofs will be finished in natural slate to match the existing. The walls will be in natural stone with elements of coursed stone cladding and vertical cladding with light grey / cream finish.

The proposed double garage will be constructed in robust natural materials that will give longevity in addition to complementing and enhancing the existing property.

5.0 ACCESS

The main access route will remain unchanged and will continue to be via the private track. Although the current pinch point in the access will be widened by rebuilding

the corner of the dwelling splayed in order to increase the width at the pinch point to approximately 3.96m. A new area of hardstanding (resin bound finish) will be implemented to link the proposed double garage and replace the existing area of hardstanding at the front of the dwelling. With the addition of the new area of driveway the dwelling has dedicated off-street parking for more than 4No. vehicles. The existing dwelling therefore has above the minimum required amount of parking and will be further improved with the addition of the Garage.

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 DMI2:** 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.

7.0 CONCLUSION

In summary, the proposal which forms the basis of this householder 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 erection of the extensions, detached 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 addition of the extensions and garage.

