

**DESIGN AND ACCESS STATEMENT**

FOR

**CHANGE OF LAND USE FROM AGRICULTURAL TO RESIDENTIAL**

AT

**HAMMOND VIEW**

**38 GEORGE LANE**

**READ**

**BURNLEY**

**BB12 7RH**

**JUNE 2025**

## 1. **General**

This statement has been prepared to accompany an application for full planning permission to Ribble Valley Borough Council for the change of land use at 38 George Lane, Read from Agricultural to Residential.

The statement should be read in conjunction with the following drawings by Campbell Driver Partnership:

- 20.148.011 Existing Site Plan
- 20.148.100 OS Plan
- 20.148.102 Proposed Site Plan

## 2. **Site Location**

The site is located off George Lane, Read, Burnley. Drawing 20.148.100 indicates the application site highlighted in red.

To the east of the site, indicated in blue on the OS plan is the applicant's ownership for the main dwellinghouse.

## 3. **Use**

It is intended that this application for the change of land use from Agricultural to Residential will extend the domestic curtilage of the property.

## 4. **Amount**

The application site is approximately 600m<sup>2</sup>.

## 5. **Landscaping**

Due to the level difference from the dwellinghouse and the proposed site, a retaining wall and steps along the perimeter of the garden terrace is to be erected to provide access onto the rear land. The retaining wall is to be extended to the northern boundary of the site to retain the existing banking of the neighbouring garden.

The wall will be built up in coursed stone to match the existing dwellinghouse.

## 6. **Access**

The existing access into the site will be retained off George Lane.