

PSA
DESIGN



engineering your environment

CIVIL, STRUCTURAL, GEOTECHNICAL, TRANSPORT

Mr. & Mrs O Meara

**Replacement Dwelling
Dale Hey
Preston Road
Ribchester
Design and Access Statement**



A4578

July 2025

PSA Design Limited
The Old Bank House
6 Berry Lane
Longridge
Preston PR3 3JA

Tel. 01772 786066
Fax. 01772 786265

www.psadesign.co.uk
mail@psadesign.co.uk

Contents

1	Location and Site Context
2	Response to Context
3	Quantum of Development
4	Use
5	Layout
6	Scale
7	Appearance
8	Landscape
9	Access

1.0 LOCATION & SITE CONTEXT

- 1.1 Dale Hey is a detached bungalow, situated on the eastern side of Ribchester Road, approx. mid-way between Woods Brow and Sarmatian Fold and North-west of Ribchester village
- 1.2 The proposals include demolishing the existing bungalow (which was constructed roughly in the 1930's) and replacing it with a new modern dwelling.
- 1.3 The development is covered by Policy DMH3 of the Local Plan relating to replacement dwellings within the greenbelt.
- 1.4 The site is located wholly within Flood Risk Zone 1 which is the lowest level of flooding risk, and this site is not within a Site of Special Scientific Interest or a Mineral Safeguarding Area.
- 1.5 There are no known Tree Protection Orders.

2.0 RESPONSE TO CONTEXT

- 2.1 The existing building had brickwork walls with stone window heads and cills, and slate roof tiles. Other buildings in the local area are of similar character and appearance and are constructed of similar materials.
- 2.2 The existing bungalow was a square shaped plan with a duo-pitched roof with gable ends to the North and South elevations, and a flat roofed extension to the rear.
- 2.3 The proposed replacement dwelling would be constructed of similar materials, brickwork walls with stone head and cill features and slate roof tiles.
- 2.4 Outline Planning Permission was obtained 28th April 2022 (ref 3/2022/0003). The property was subsequently put on the market for sale.
- 2.5 The current owners purchased the property in late February this year, with a view to implementing the Planning Permission.
- 2.6 They were not aware of the time constraints of finalising Reserved Matters applications.

3.0 QUANTUM OF DEVELOPMENT

3.1 The full proposals details are to be determined upon a reserved matters application.

4.0 USE

4.1 The replacement dwelling is to remain as a residential property and associated garden with no change to the domestic curtilage.

5.0 LAYOUT

5.1 The proposed dwelling is to be sited in a similar location to the existing bungalow to ensure that the amenities of neighbouring properties and the greenbelt are protected.

5.2 The main dwelling entrance is to be relocated from the south western elevation (Preston Road) to the south eastern elevation (from within the garden area) as this is where the new vehicular access is proposed.

6.0 SCALE

6.1 The proposals are for a 4-5 bedroom stone house as approved previously.

7.0 APPEARANCE

7.1 The appearance of the proposed dwelling will reflect that of the existing building and other buildings in the immediate area.

8.0 LANDSCAPE

8.1 The existing hedge is to be tidied up and trimmed to accommodate adequate visibility from the vehicular access.

8.2 Other landscaping is not confirmed at this stage.

9.0 ACCESS

9.1 There are to be new stone walls and gate to the vehicular access.

9.2 The main access into the house will be from the South East.

- 9.3 **Statement of Intent**
It is the intention of our client to fully comply with current regulations and methods of best practice.
- 9.4 **Guidance & Legislation**
The design of the scheme with regards to access has been developed with reference to Part B (Fire Safety), Part K (Protection from Falling, Collision and Impact) and Part M (Access and Use of Buildings) of the approved documents along with reference to the Disability Discrimination Act.
- 9.5 The floor level within the ground floor of the property is to be level throughout. The dwelling is to be designed to current access and mobility standards as required by the current Building Regulations.