

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED REAR EXTENSION FORMING A SUN ROOM AT:
3 AUDLEY CLOUGH, CLITHEROE, BB7 1FX.



Job No. 7260

Version: 1.1



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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 Clarkson, in support of a householder planning application for a rear extension forming a summer room at:

3 Audley Clough, Clitheroe, BB7 1FX.

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

- *7260 – L01 Location Plan.*
- *7260 – E01 Existing Floor Plans and Elevations.*
- *7260 – E02 Existing Site Plan.*
- *7260 – P01A Proposed Floor Plans, Elevations and Section.*
- *7260 – P02A Proposed Site Plan.*

2.0 THE SITE/BUILDING DESCRIPTION

3 Audley Clough is a two-storey, detached residential property located within a newly-established suburban area of Clitheroe. The surrounding context is predominantly the new residential development Halfpenny Meadows, with a consistent mix of property types.

The property has a detached single garage, a small front yard and a rear garden, and a private driveway offering off-street parking. The building materials and overall design are typical of the area, contributing to a coherent and uniform streetscape.

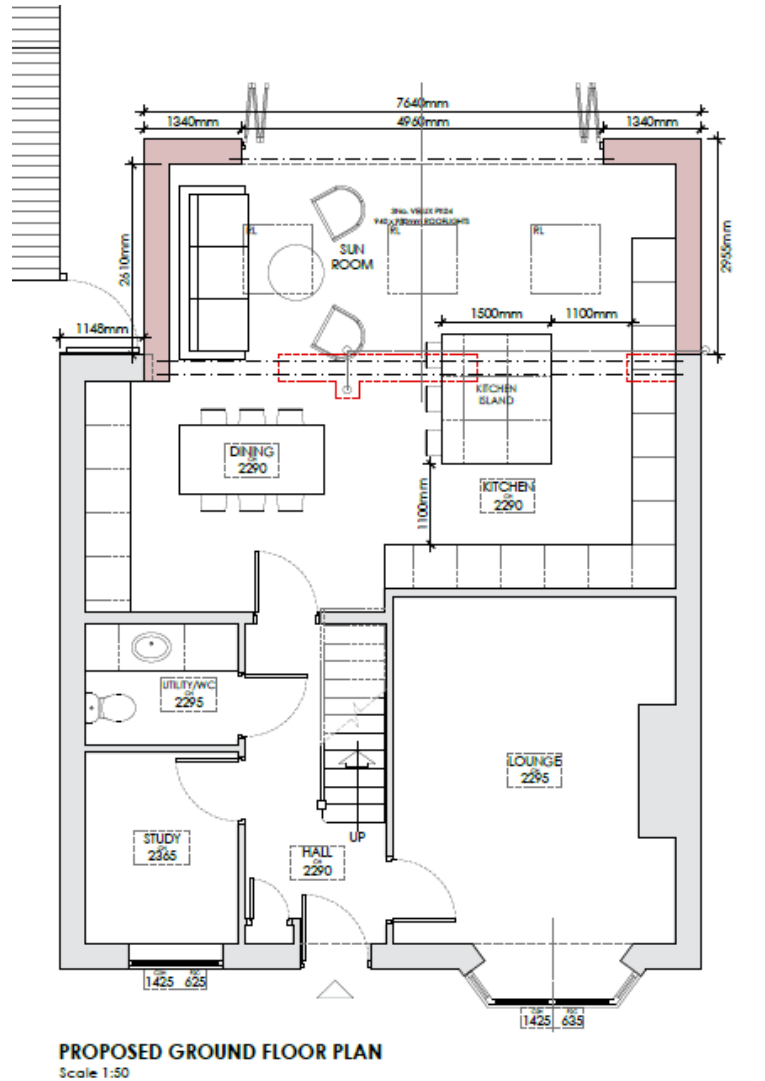


PL01: Location Plan (Not to scale).

3.0 DESIGN BRIEF

Sunderland Peacock & Associates Ltd were appointed to design alterations that would allow the property to better meet the day-to-day needs of a growing family. This involves the need of extending the amount of Living space to the rear of the property creating a Sun room.

The existing rear kitchen/dining area is narrow and restricts the practical use of space, particularly for a busy family household. The proposed extension will provide a valuable sitting area off the existing Dining area, improving the layout and flow to the rear of the home. This new Sun room will be designed to integrate seamlessly with the existing property in both form and materials, ensuring a cohesive visual appearance.



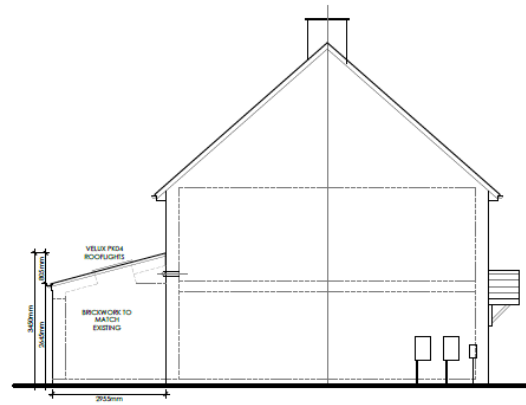
PL02: Drawing of the proposed ground floor plan (Not to scale).

The rear garden faces south-west, offering excellent natural light and an ideal orientation for outdoor enjoyment. The new extension has been carefully considered to capitalise on this aspect by creating a bright, covered space where the family can relax and enjoy views and access to the garden, regardless of the weather. Generous glazing will be used to maximise natural light and reinforce the connection between indoor and outdoor living.

The existing lounge is located to the front of the property and is largely separated from the rear area of the home. By extending to the rear, the family will gain a more balanced and usable living space that supports a contemporary lifestyle – combining cooking, dining, and informal sitting areas into one connected and light-filled zone.



PROPOSED REAR (SOUTH WEST) ELEVATION
Scale 1:100



PROPOSED SIDE (SOUTH EAST) ELEVATION
Scale 1:100

PL03: Drawing of the proposed rear and side elevations (Not to scale).

Scale/Massing

The proposed rear extension, measuring approximately 2.6m by 7.6m with a height just over 3 metres, is modest in scale and sits comfortably within the proportions of the existing dwelling. Its single-storey form ensures the massing remains subordinate to the host building, avoiding any overbearing impact on neighbouring properties. The extension is appropriately sized for the plot and respects the character and scale of the surrounding residential setting.

Materials

All the proposed materials take inspiration from the existing dwelling and that of the neighbouring properties.

- **External Walls:** Brick to match the existing property.
- **Roofing:** a concrete tile roof is proposed.
- **Windows and Doors:** uPVC windows/doors including energy-efficient double-glazed units in a style consistent with the property's design.

4.0 ACCESS / PARKING PROVISION

Access to the property remains unchanged, with the main entrance at the front of the house. The proposed extension will be accessed internally from the existing kitchen/dining area, with direct access to the garden via a new sliding door from the Sun room. This will improve the overall flow and functionality of the ground floor, particularly in summer months when the family makes greater use of the garden space.

5.0 PLANNING POLICIES

Relevant Policies from the Ribble Valley Local Plan:

Policy DMH5 – Residential and Curtilage Extensions

This policy enables homeowners to extend or alter existing residential properties, provided that proposals meet the general design principles of Policy DMG1. It supports modest-scale extensions that are carefully integrated with the existing dwelling's character and setting.

Policy DMG1 – General Development Criteria

Underpins DMH5 by requiring developments to demonstrate high-quality design, respect the surrounding built form, avoid harm to neighbours, conserve local landscape character, and ensure the scale, form, and massing are appropriate to their context. DMG1 promotes sustainable development that reinforces local distinctiveness.

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.

6.0 CONCLUSION

The proposed extension is a modest but meaningful addition that responds directly to the needs of the occupants. It enhances the spatial quality of the home, improves the relationship between the house and garden, and delivers a contemporary, adaptable living environment for a growing family. The design is sensitive to the character of the existing property and surrounding area, and offers a clear improvement to the functionality and enjoyment of the home.

The scheme complies with relevant planning policy, supports sustainable living, and offers a well-considered solution to modern housing needs.