

# DESIGN AND ACCESS STATEMENT FOR HOUSEHOLDER PLANNING APP

FOR PROPOSED SINGLE STOREY SIDE EXTENSION  
TO FORM GYM AND GOLF SIMULATOR ROOM



Job No. 7313

Version: 1.1



**Sunderland Peacock and Associates Ltd**

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

[www.sunderlandpeacock.com](http://www.sunderlandpeacock.com)

## 1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Mr Lloyd and Mrs Rawstorne for a proposed single storey side extension at:

Lower Yew Tree Farm, Alston Lane, Alston, Preston, PR3 3BN

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

- 7313 – 001A Existing Ground Floor Plan and Elevations
- 7313 – 002 Block Plan / Site Plan
- 7313 – 003A Proposed Ground Floor Plan and Elevations
- Location Plan

## 2.0 THE SITE/BUILDING DESCRIPTION

Lower Yew Tree Farm is located off Alston Lane a couple of a miles to the East of the Grimsargh. It is set within a substantial garden. The property is a detached two storey dwelling with a single storey link to an annex and adjoining garage. The property sits to the West of the plot with substantial gardens to the North, East and West.

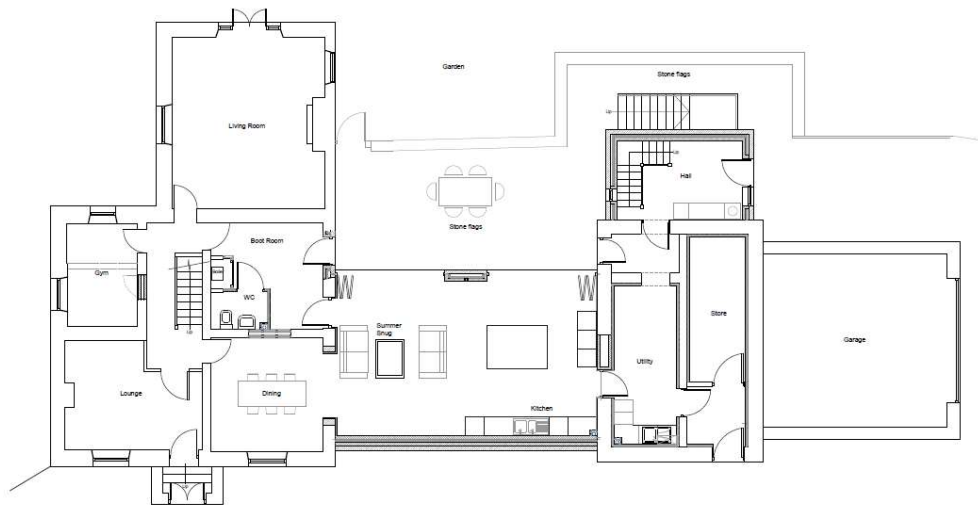


Plan not to scale, approximate outline of site in red.

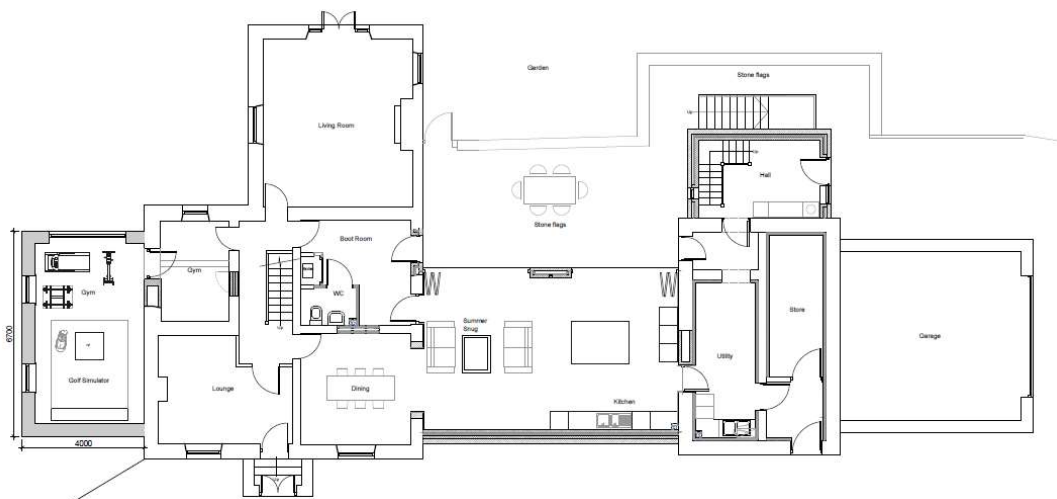
The area is generally rural with a mixture of large residential properties as well as agricultural buildings and farms sparsely dotted around the area separated by farmland and fields. The property is linked to the main road via a private driveway , large parking area and Garage.

### 3.0 DESIGN BRIEF

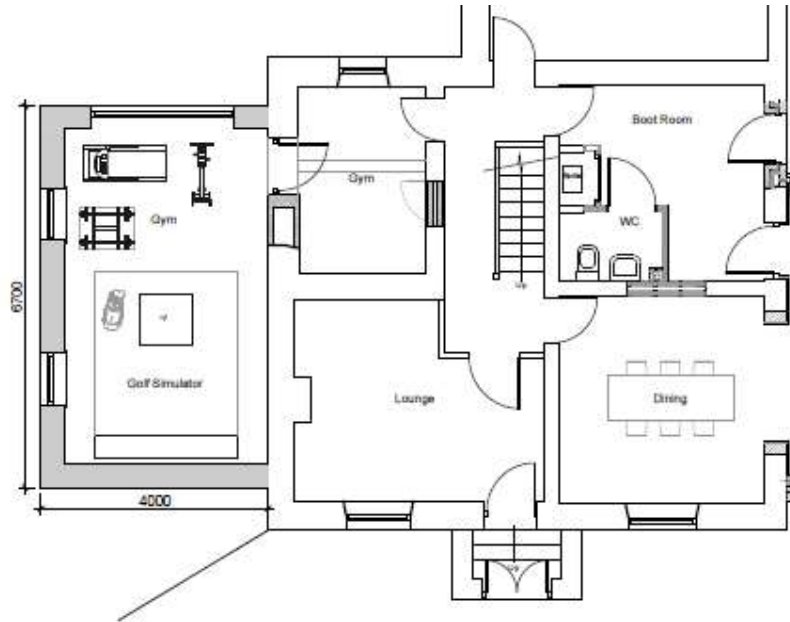
Sunderland Peacock & Associates Ltd. were appointed to review the existing property and provide a scheme for an extension of sufficient size to accommodate a gym and golf simulator room. The client would prefer direct access from the existing house as opposed to a separately located garden room type building. For convenience and for design aesthetics.



Existing floor plan (Not to scale)



Proposed ground floor plan (Not to scale).



*Proposed Extension – containing Gym and Golf Simulator (Not to scale).*

## **4.0 DESIGN**

### **4.1 Appearance/ Massing**

The proposed extension is single storey and subservient to the main dwelling. Each side of the extension is set back from the existing dwelling. This will ensure the extension remains subservient to the existing dwelling and to ensure the existing quoins of the main dwelling are still visible. Glazing to the extension will give views into the garden areas and towards open countryside. The North elevation will have full height glazing to the gym area providing views into the main garden. The front of the extension will be a plane wall in order to accommodate the golf simulator screen.



*Drawing extract of the Proposed Extension – West Elevation (NTS)*



*Drawing extract of the Proposed Extension – South Elevation (NTS)*



*Drawing extract of the Proposed Extension – North Elevation (NTS)*



Photo showing Existing West Elevation where proposed extension is to be provided.



Photo from Alston Lane – showing the established garden landscaping and screening which will blend the extension into the existing dwelling and setting.

## 4.2 Materials

The external materials will be high quality and will comprise of natural reclaimed random stone to match existing with cut stone surrounds to windows and glazed openings. The window frames will be manufactured by specialist in natural timber and stained to match the existing frame colour. The roof will be in natural slate, again to match the existing.

## 5.0 ACCESS

The access will remain unchanged and with the existing driveway will continue to have dedicated private off street parking. Parking is available for at least 5no. cars to park.

## 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.
  - The adopted Core Strategy.

An overview of the Core Strategy planning policies as contained within the Development Plan considered most relevant to the principle of the proposed development is provided below:

- **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.

- Policy DMH5:** residential and curtilage extensions

10.22 proposals to extend or alter existing residential properties must accord with policy dmh1 and any relevant designations within which the site is located. proposals that are 106 core strategy adoption version for the extension of properties to provide accommodation for elderly or dependant relatives will also be subject to the following criteria:

  1. the development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change.
  2. the extension should generally speaking provide only a modest level of accommodation.

Proposals for the extension of curtilage will be approved if: 1. the site is within a settlement, or, 2. the site is on the edge of a settlement providing:  
The new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties.  
The extension will not cause visual harm to the landscape. T  
The extension improves the visual quality of the site.  
Any existing nature conservation aspects of the existing structure should be properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.  
Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy or for highway safety reasons.  
The extension of curtilages can have a significant impact upon visual amenity and patterns of land use. The Council's approach serves to ensure the impact of any proposals can be clearly assessed.
- 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 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.

## 7.0 CONCLUSION

In summary, the proposal which forms the basis of this householder pre application advice submission has been designed in order to provide a positive visual impact and the architecturally designed extension is therefore in keeping with the dwelling and within its immediate surroundings.

The proposed single storey extension blends well into the existing elevations in terms of massing and appearance. It is both the client and architects strong preference for an integrated extension both in terms of functionality and appearance as opposed to providing a stand alone garden type detached building to incorporate the gym and golf simulator.

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 properties. The site is within an established residential area and the external appearance is in keeping with the dwellings along Alston Lane.

This document has also demonstrated that there will be no negative impact from the addition of the extension and minor internal alterations.

### **PRE-APP RESPONSE**

*“If it is not possible to convert the existing garage space, then our preferred option would be a detached outbuilding. Whilst I appreciate the existing uses of the garden, given the substantial plot of land in which the property is sited, it is my view that a small-scale outbuilding could be integrated into the site. This would be less visible from the public highway and would prevent the further elongation of the already linear built form of the property.*

*Notwithstanding this, if a householder planning application was submitted for the extension to the western gable, then I think it unlikely that the resultant visual impact would be considered significant enough to warrant a refusal in this particular instance.”*

