

DESIGN AND ACCESS STATEMENT FOR HOUSEHOLDER PLANNING APP

FOR PROPOSED SINGLE STOREY DOUBLE GARAGE TO REPLACE ADJOINING DILAPIDATED WORKSHOP, COAL STORE AND TIMBER GARAGE. CONVERSION OF EXISTING GARAGE INTO BEDROOM / ENSUITE. REPLACEMENT OF SEPTIC TANK WITH SEWAGE TREATMENT PLANT



Job No. 7276

Version: 1.0



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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 for a proposed single storey double Garage at:

Monks Barton, Longsight Road, Langho, BB6 8AD

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

- 7276 L01 *Existing Location Plan*
- 7276 E01A *Existing Floor Plans and Elevations*
- 7276 E02 *Existing Site Plan*
- 7276 P02C *Proposed Floor Plans and Elevations*
- 7276 P03 *Proposed Site Plan*

2.0 THE SITE/BUILDING DESCRIPTION

A former farmhouse situated at Monks Barton, near the village of Billington, close to Clitheroe, just off the A59. The farmhouse is positioned centrally within a large private plot, the majority of which consists of grassed garden space.

The existing property includes a single-storey lean-to, comprising a workshop and coal store, which adjoins the main dwelling and is accessible internally. To the rear, there is a conservatory that is to be demolished as part of the previously approved "Phase 1" - rear extension works, all as per planning reference 3/2025/0854.

There are no adjoining properties in the immediate vicinity. The surrounding land is predominantly farmland and the A59 directly to the south. The nearest neighbouring dwelling is approximately 250 metres to the south-west. The next closest properties comprise a small residential enclave approximately 300 metres to the south-east, and a private detached dwelling approximately 500 metres to the north.

3.0 DESIGN BRIEF

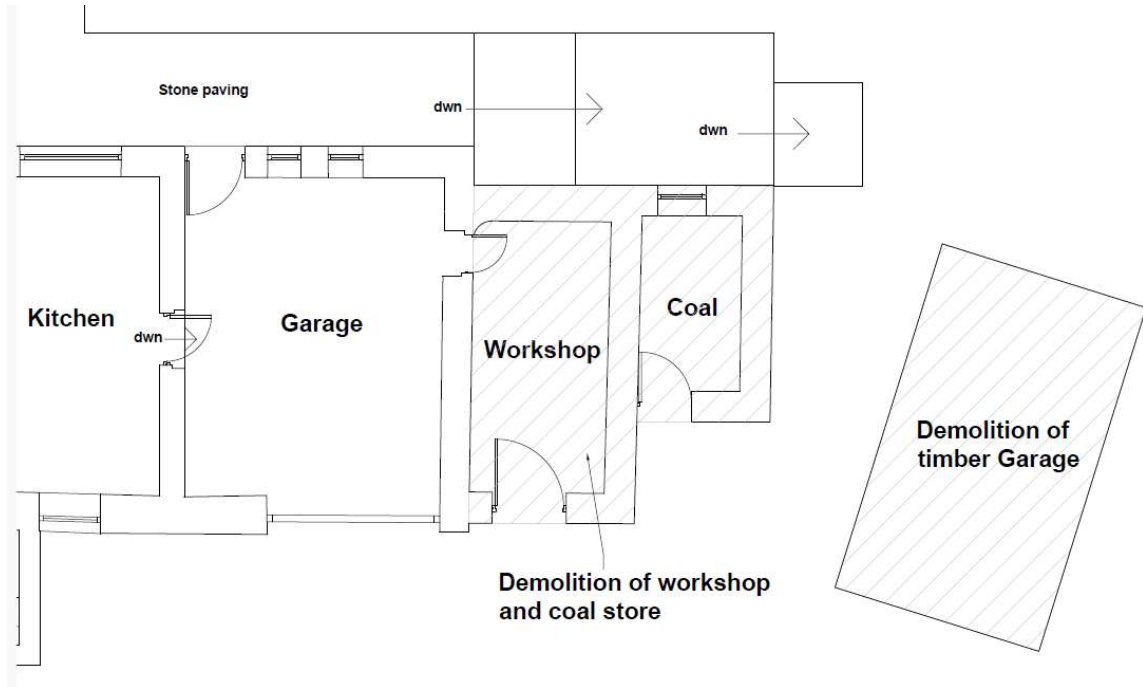
Sunderland Peacock & Associates Ltd. were appointed to review the existing property and provide a scheme for "Phase 2" a new integral double Garage to replace the existing dilapidated Workshop, Coal store and external timber Garage.



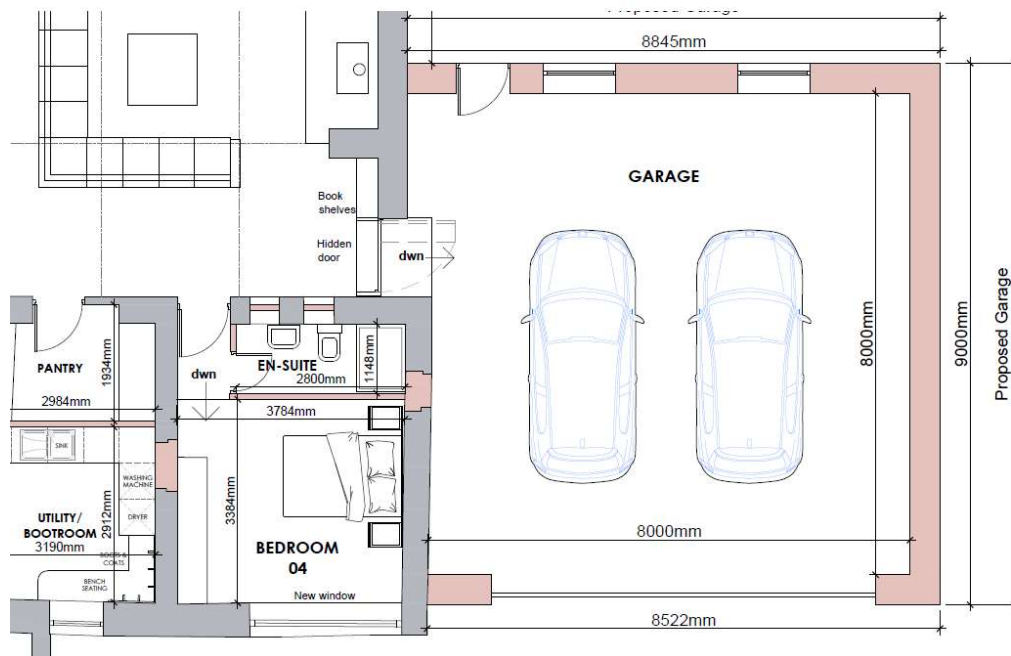
**Dilapidated Workshop, Coal Store and External Timber Garage
(to be replaced with new double Garage)**

4.0 DESIGN

4.1 Appearance/ Massing



Existing Ground Floor Layout – Extents of Workshop, Coal store and timber Garage to be demolished and replaced with double Garage. (NTS)



Proposed Ground Floor Layout of double Garage and conversion of existing Garage into ground floor Bedroom with Ensuite. (NTS)



Existing Front Elevation showing Workshop and Coal Store to be demolished – Drawing extract (not to scale)



Proposed Front Elevation showing Double Garage – Drawing extract (not to scale)

The proposed double Garage is single storey and subservient to the main dwelling. The proposed Garage is set back from the existing dwelling by 500mm. By being single storey and set back this will ensure the proposed Garage remains subservient to the existing Dwelling and to ensure the existing quoins of the main Dwelling are still visible.

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 garage door, and rear windows and door openings. The window frames will be manufactured by specialist in natural timber and painted to match the existing frame colour. The roof will be in natural slate, again to match the existing. The garage door will be powder coated aluminium.

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 4no. cars to park. Proposed to increase size of Tarmac parking area / drive to facilitate turning in order to enter and leave in forward gear.

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 dmgl 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 is designed in order to provide a positive visual impact and the architecturally designed Garage is in keeping with the dwelling and within its immediate surroundings.

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

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 any neighboring properties. The external appearance is in keeping with the existing dwelling.

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