

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

3 DOPLAR WAY, BARROW, CLITHEROE

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

THE EXTENSION IS SINGLE STOREY ALONGSIDE THE MAIN HOUSE SO DOES NOT IMPOSE ITSELF IN OUTLINE. BUILT FROM MATCHING MATERIALS SO IT WILL BLEND IN WITH THE EXISTING. LAYOUT INVOLVES BUILDING OVER A LONG DRIVEWAY TO THE GARAGE IN THE BACK GARDEN. THE GARAGE HAS BEEN INCLUDED IN THE EXTENSION OF HABITABLE AREA.

Use

What will the extension/development be used for and justify why this is necessary?

EXTENSION OF LIVING AREA. EXIST HOUSE ONLY HAS 2 MAIN ROOMS AT GROUND FLOOR. WITH A GROWING FAMILY MORE LIVING AREA IS REQUIRED.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

SITE 2.0M WIDE X 11.4M LONG PLUS THE EXIST GARAGE 3.2 x 6.0M THE EXTENSION SITS ON THE DRIVEWAY AS IT IS THE ONLY DEVELOPABLE LAND AND BLENDS IN WELL WITH THE EXISTING.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

THE AVAILABLE LAND FOR AN EXTENSION IS THE DRIVEWAY WHICH IS NOT REQUIRED IN FULL. THE ALTERNATIVE IS TO DEVELOP IN THE GARDEN AREA WHICH WOULD REMOVE A MUCH WANTED AMENITY.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

IT FITS IN WELL, DOES NOT ALTER ANY VIEWS WITH REGARD TO MASSING.

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

NO LANDSCAPING IS AFFERED, ONLY TARMAC DRIVEWAY.

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

MATCHING MATERIALS ARE PROPOSED TO MAKE THE EXTENSION FIT IN WITH THE EXIST HOUSE.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

THE PROPERTY HAS A FRONT DOOR, A REAR PATIO DOOR WHICH BOTH REMAIN. THE EXTENSION WILL ADD AN ADDITIONAL DOOR ON THE SIDE ELEVATION.