

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED REAR AND SIDE EXTENSIONS, ATTACHED DOUBLE GARAGE WITH ROOF
SPACE STORAGE ABOVE AND EXTERNAL WORKS INCLUDING NEW PRINCIPAL ACCESS DRIVE
FROM GOOSEBUTTS LANE AT:
THE PENTRE, PENDLE ROAD, CLITHEROE, BB7 1JQ



Job No. 7336

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 Clarkson, in support of a householder planning application at The Pentre, Pendle Road for the proposed extensions forming an open-plan Kitchen/Dining/Living area, Utility, Boot room, Games room, ground floor WC, and integral double Garage. At first floor the extensions and alterations will provide a total of 5no. Bedrooms, Bathroom, and the Master Bedroom will be complete with a dressing room and ensuite. External works include a new access drive from Goosebutts lane and parking area.

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

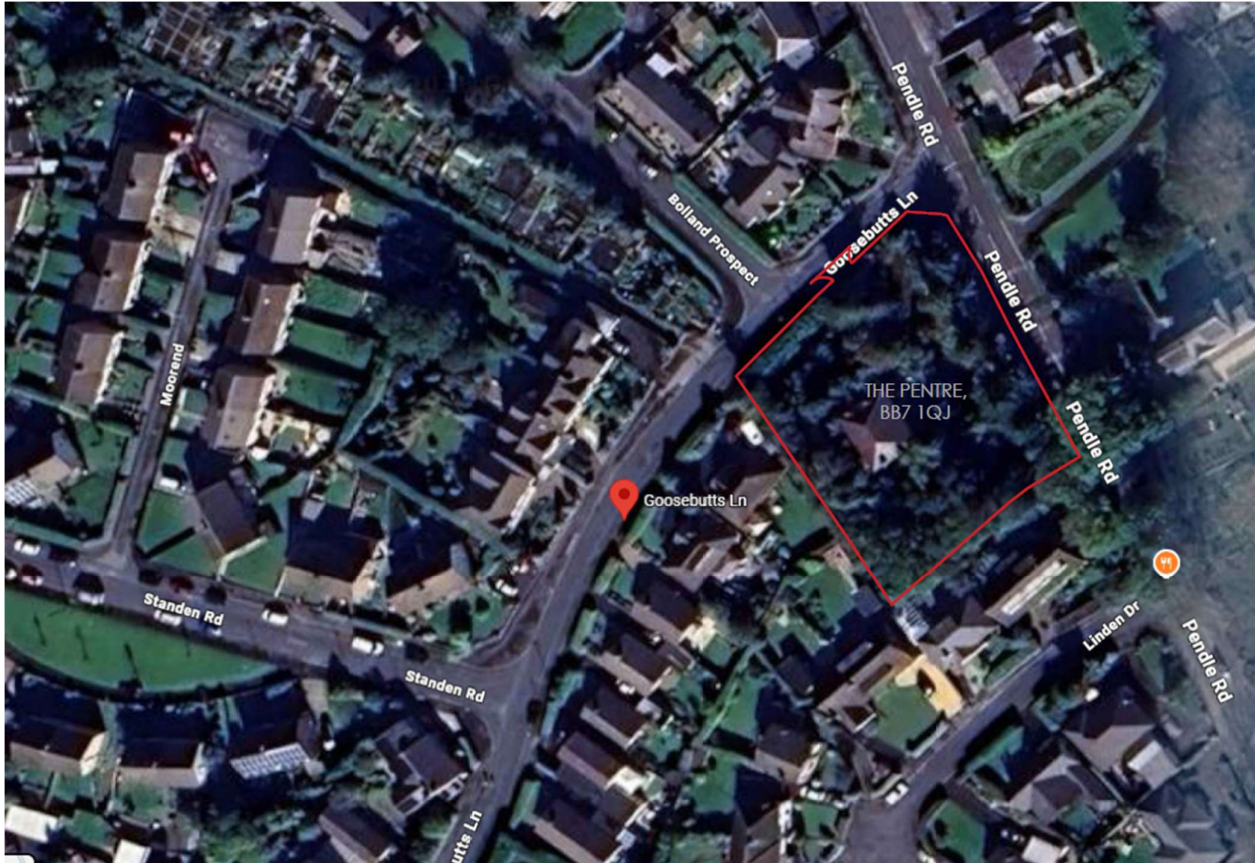
- *7336 L01 Location Plan*
- *7336 S0A1 Existing Site Plan*
- *7336 S02D Proposed Site Plan*
- *7336 E01 Existing Plans and Elevations*
- *7336 P06D Proposed Floor Plans and Elevations*

2.0 THE SITE/BUILDING DESCRIPTION

The property is situated within a large plot measuring 2408m² (0.6 Acres). The existing dwelling sits centrally within the site and is rectangular in plan.

The property is a short drive or 10 minute walking distance from the center of Clitheroe and is within easy reach of all local facilities, services and is also well served by public transport with bus stops within walking distance.

The existing ground floor layout of the dwelling comprises of separate Kitchen, Dining, Utility and Living Rooms typical of a period property. At first floor there are 4no. bedrooms with a small single bathroom.



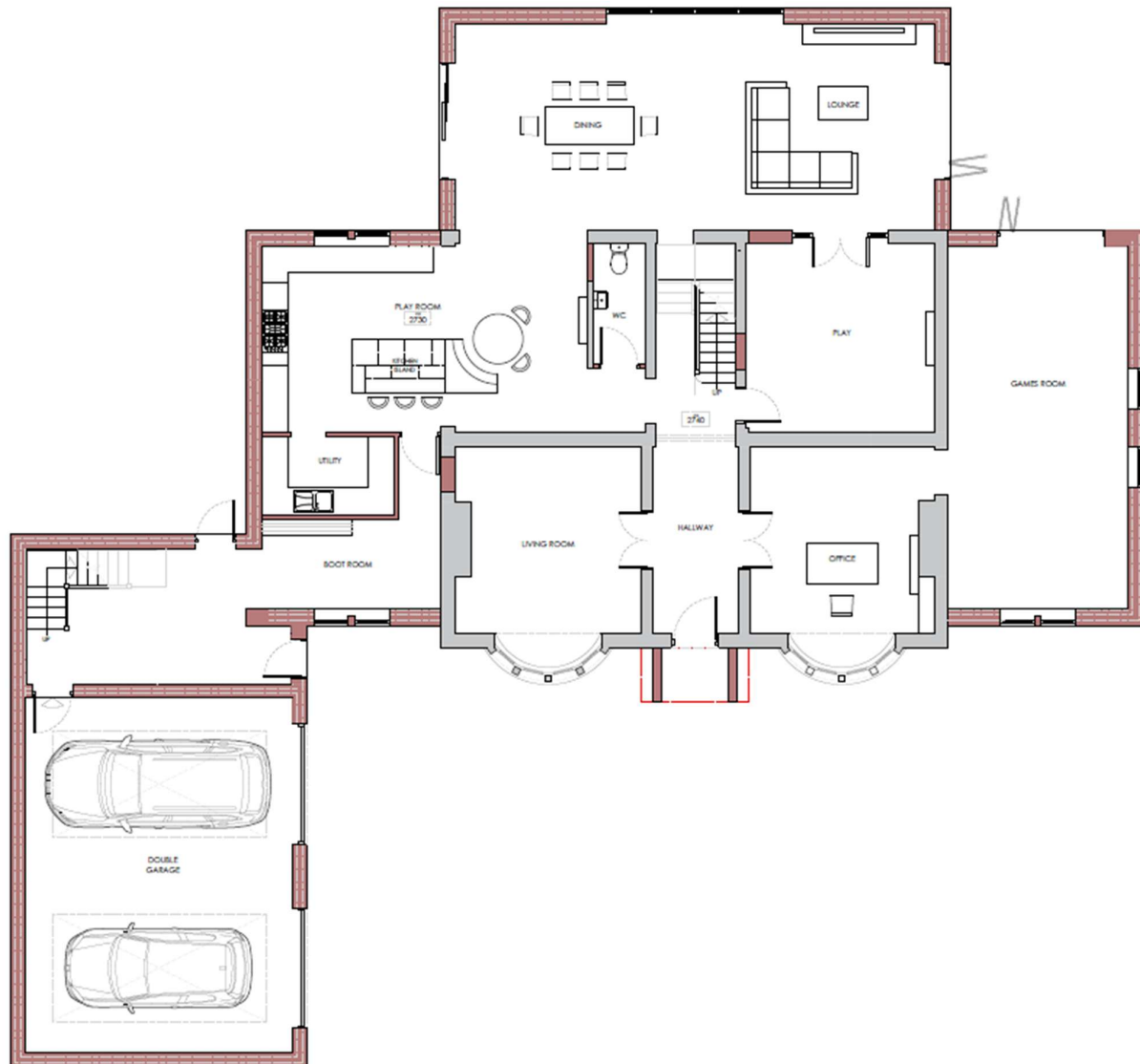
*Location Plan, The Pentre, Pendle Road, Clitheroe, BB7 1JQ
(Not to scale)*

3.0 DESIGN BRIEF

The existing dwelling was constructed in 1923. The building comprises of facing brick to the ground floor with pebble dashed render to the first floor, and painted timber windows and doors all of which make the house appear dated with the fenestration typical of the 1920s period. The existing access is from Pendle Road, of which has more recently become a main road in and out of Clitheroe with a substantial increase in traffic over the last 10 years. The surrounding garden and grounds are extensive, providing open lawns and mature landscaping, and allow for generous separation from neighboring properties unique in its location off Goosebutts Lane.

Sunderland Peacock & Associates Ltd were appointed to review the current dated and dysfunctional layout and to transform the existing dwelling into a high-quality modern residence while retaining its character and compatibility within the urban environment. The proposal focusses on an improved layout, with entrance Hallway and feature staircase, modern open plan living, enhanced overall aesthetics, and a more meaningful connection between the house and its mature garden setting.

The existing bedrooms are of adequate size, although none are up to the expectations of modern family living, where it is expected for a detached dwelling to have a Master Bedroom complete with dressing room and ensuite in line with modern living requirements. The existing first floor bathroom is also too small to accommodate a shower and bath, which are considered a necessity within modern living standards.



Drawing of the proposed Ground floor plan (Not to scale).



Drawing of the proposed First floor plan (Not to scale).

Scale/Massing

The rear open plan living extension is single storey and provides an open plan Dining room and Living room directly off the proposed Kitchen. The scale and massing is insignificant due to the nature of the extension being single storey with parapet walls and flat roof. The two storey side extensions are both set back from the front façade of the principal elevation by 500mm with the ridge heights in turn approximately 150mm lower than the existing ridge height. The high quality design of the extensions will consequently enhance and balance the existing dwelling whilst remaining subservient to the original dwelling. The proposed adjoining double garage is single storey in size with the roof space to be utilized for storage. The double garage is proportionate in scale compared to the dwelling and essential for a substantial plot measuring well over half an acre in size, particularly in terms of storage of gardening and general maintenance equipment.



EXISTING



PROPOSED

Drawing comparison of the Existing and Proposed Front Elevations (North East Elevation - Not to scale).



Drawing comparison of the Existing and Proposed Rear Elevations (South West Elevation - Not to scale).

Materials and Appearance

The external improvements will include replacing the dilapidated timber windows with modern upvc sash windows (colour off white) maximizing thermal insulation and replacing the pebble dashed render with a modern smooth silicone render system of white / off white colour providing a clean, modern finish. An oak-framed entrance canopy will be introduced at the front to define the entrance and offer sheltered thresholds, adding architectural depth and character.

The door and window fenestration will be replaced throughout, using slim-profile modern upvc windows / doors (powder coated aluminium bi-fold doors), to improve energy performance and visual appearance, window frame colour to be off white window frames.

Larger feature glazing such as bi fold doors and glazed sliding doors will strengthen the relationship between the building and its setting.

The roof finish to the two storey extensions and garage will be in natural slate to match the existing. The single storey rear extension will have a brick parapet wall with stone coping, the finish of the flat roof within will be in either GRP or EPDM rubber roof, in a dark grey colour typical of modern warm flat roofs.

4.0 ACCESS / PARKING PROVISION

The existing vehicular access from Pendle Road will be retained although due to the high volume of traffic this will become the secondary entrance. The new main access is proposed from Goosebutts Lane, this is within the residential estate and a safer access due to a much lower flow of traffic. The driveway will be wide with clear visibility at the entrance to allow for easier vehicle movement and a clearer approach to the dwelling. A double garage is to be provided as well as a large hard standing parking and access area ensuring ample parking and maneuvering space for vehicles. Due to the size of the property a minimum of 4no. parking spaces will be required we are able to demonstrate we can comfortably accommodate this requirement.

Internally within the dwelling, circulation routes will be improved for accessibility and ease of movement throughout the property.

5.0 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.
- An extract from the Districtwide Local Plan Map is provided. As can be seen from this map, the site falls within the urban boundary of Clitheroe, as per the adopted Core Strategy.

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

- **Key Statement DS1:** Development Strategy – identifies the majority of new housing should be concentrated within the principal settlements of Clitheroe, Longridge, and Whalley.
- **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.
- **Key Statement H1:** Housing Provision – demonstrates that the Council will put forward land for residential development, to ensure that they are able to meet their target of providing 5,600 dwellings by 2028.
- **Key Statement H2:** Housing Balance –highlights that new residential development should deliver a suitable mixture of housing to meet local identified needs.
- **Key Statement DM12:** Transport Considerations – illustrates that new development should be located to minimize the need to travel, especially by personal vehicle. All new developments should have convenient access to public transport, as well as pedestrian and cycle routes.
- **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.

6.0 CONCLUSION

The proposed redevelopment of The Pentre, Pendle Road, Clitheroe delivers a comprehensive and design-led solution that addresses the dated form, poor layout and tired external appearance of the existing property. Through a considered combination of extensions, reconfiguration and material enhancement, the dwelling will be transformed into a modern, well-proportioned and energy-efficient home. Externally, the introduction of modern smooth render and oak frame porch canopy will create a more defined and distinguished entrance, enhancing the building's presence within the site. The introduction of feature glazing will provide functional spaces that connect seamlessly from the internal living areas and mature gardens. While the works result in an increase in hard surfacing, the scale of the site—approaching one acre, ensures that these improvements have no adverse impact on neighbouring properties or local character. Instead, the additional hard landscaping contributes positively to the overall composition, reinforcing the dwelling's architectural hierarchy and sense of quality.

Taken together, the proposals represent a sensitive and proportionate enhancement of an existing dilapidated home, with refurbishment and enhancements consistent with both national and local planning policies that seek to achieve high standards of design, sustainability and residential amenity. The development will secure the long-term viability and visual uplift of the property, delivering a refined dwelling that sits comfortably within its generous rural plot and contributes positively to the wider area.

In summary, the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact and architectural design for the site and the surrounding area.

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 erection of the extensions, integral double garage and internal modifications serves to enhance the residents' comfort. At present, the house does not provide the layout required for a workable and balanced environment for those that will reside there.

This document has also demonstrated that there will be no negative impact from the addition of the extensions and double garage.