

DESIGN AND ACCESS STATEMENT

SITE: LAND ADJACENT TO ELKER FARM, WHALLEY ROAD, BILLINGTON

PROPOSAL: FULL APPLICATION FOR THE ERECTION OF A DWELLING AND A DETACHED GARAGE BLOCK WITH GRANNY ANNEX OVER

1 ASSESSMENT

- 1.1 Elker Mews is a terrace of cottage properties which were created from a former traditional barn which served Elker Farm on the outskirts of Billington lying outside the settlement boundary in an area designated as open countryside. The site is surrounded by the working farm with agricultural and caravan storage uses being undertaken in the yard area immediately to the west of the application site.
- 1.2 The application site is utilised as a garden area previously attached to number 3 Elker Mews. It lies outside the formal settlement boundary in an area designated as open countryside. The site is on the northwest side of Whalley New Road to the south west of the main settlement of Billington.
- 1.3 The relevant recent history of the site can be summarised as follows.
 - 3/2011/0239 – Proposed demolition of the existing sheet metal storage shed.
Proposed new build block and stone building, for garden storage, potting and seeding
– Approved conditionally 15/07/2011
 - 3/2012/0612- Proposed erection of a holiday cottage – Approved conditionally
6/09/2012
- 1.4 Planning policies are informed by government advice contained within the recently issued National Planning Policy Framework (NPPF) which replaces previous advice detailed in Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The development plan includes the Local Development Framework, which in turn includes policies saved from

the Ribble Valley Districtwide Local Plan. Those of particular relevance in this instance are G1 which identifies a number of development control criteria, G5 which sets out development that is considered appropriate for development outside the main settlement boundaries; ENV3 relates to the nature of development in the open countryside seeking to maintain the character of the landscape with buildings reflecting the vernacular style and using traditional materials. Equally paragraph 55 of the National Planning Policy Framework (NPPF) states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Given that the site is reasonably well located to the settlement of Billington then it is considered that the proposal complies with this requirement as the site is sustainably located not being particularly isolated.

2 INVOLVEMENT

- 2.1 The proposal has been the subject of pre application advice under reference RV/2013/ENQ/00010. A copy of the formal response of Diane Cafferty the council's pre planning advice officer dated the 4th February 2013 is appended together with a string of subsequent emails cumulating in the most recent dated 20th February 2013.

3 EVALUATION

- 3.1 Of most relevance to the development of the site was the consent granted last year under reference 3/2012/0612 for the erection of a 2 bedroomed holiday cottage on site although the consent has yet to be implemented. An almost parallel case relates to Abbey Farm off Mitton Road in Whalley which has a similar planning history whereby planning consent was granted for the demolition of an existing agricultural building and for its replacement with 4 holiday cottages which was granted conditionally on the 18th December 2009 under reference 3/2009/0807. Subsequently last year under reference 3/2012/0264 consent was granted on the 17th May 2012 for the removal of condition 4 (occupancy period) from planning permission 3/2009/0807P to allow the holiday lets to be used as permanent residential dwellings. More recently the initial extant consent granted under reference 3/2009/0807 has been renewed under reference 3/2012/1069.
- 3.2 My clients have recently purchased the above mentioned site and as a result of the pre application enquiry they have secured an end user client who wishes to have a bespoke dwelling constructed to meet their extended family needs.

4 DESIGN

- 4.1 The design of the eventual submitted scheme has been guided in terms of its siting, form and scale by negotiations entered into during the pre application stages of the process in liaison with the end user clients
- 4.2 The design of the individual house type is more traditional in appearance with natural stone detailing all elevations with mullioned window details to the principal elevation and head and cill detailing to the remaining fenestration on the remaining elevations. The site layout has been configured with two distinct separate buildings set in an L shape with the main house gable on to Whalley Road in order to create a development that relates well to the overall street scene but also to the completed development at the adjacent Elker Mews whilst at the same time securing adequate separation distances and space around buildings with a sense of defensible space and improved outlook.

5 ACCESS

- 5.1 Level access can be gained into the buildings and it is proposed to create off street parking provision within the site although it should be noted that the site is well served by a frequent bus service thereby reducing the need for total dependence on the private car.

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