

DESIGN AND ACCESS STATEMENT

SITE: LAND TO THE REAR OF 11-15 PRINCESS AVENUE, CLITHEROE

PROPOSAL: PROPOSED CHANGE OF USE FROM GARAGE COMPOUND AND DOMESTIC CURTILAGE AND THE ERECTION OF 4 APARTMENTS

1 ASSESSMENT

- 1.1 Princess Avenue is sited to the north of Clitheroe town centre and links two of the main arterial roads Chatburn Road and Pimlico Road. The application site is an area of land roughly triangular in shape to the rear of the semi detached properties which front the south side of Princess Avenue. The site is flat and consists of the former site of a lock up garage colony. It is bounded to the west by Chatburn Beck. The whole of the site lies within the defined settlement boundary of Clitheroe.
- 1.2 There is no relevant planning history pertinent to the consideration of this application.
- 1.3 The application site is in a highly sustainable location accessible to all town centre facilities on foot and represents a brownfield site.
- 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, G2 which sets out development that is considered appropriate for development within the main settlement boundaries and specifically Clitheroe. Equally paragraphs 48,49 and 50 of the National Planning Policy Framework (NPPF) are of relevance to the determination of this application.

2 INVOLVEMENT

- 2.1 The proposal is in full compliance with adopted land use policies and therefore it has not necessitated in seeking pre application advice from the local authority.

3 EVALUATION

- 3.1 The site originally consisted of a colony of sectional lock up garages which have been unused for a considerable number of years and it is considered that by amalgamating this site with the adjoining garden areas to the rear of number 11 Princess Avenue, that the combined site could be put to a more beneficial use for housing given its sustainable location within the settlement boundary and close to Clitheroe centre.

4 DESIGN

- 4.1 The design of the scheme has been determined by the unusual irregular shape of the plot and the constraints imposed with surrounding property in terms of maintaining adequate privacy distances. Equally there has been a need to take due account of the existence of the watercourse named Chatburn Beck.
- 4.2 The external appearance of the building will outwardly appear as a pair of two storey semi detached properties of similar scale and massing to those in the immediate locality. The external materials will be completed in artificial stone with a plain concrete tile roof with Upvc windows, doors and rainwater goods.
- 4.3 The ground floor units will be single bedroomed apartments with access via the gable whereas the upper floor apartments will be 2 bedroomed duplex units with direct access at ground floor on the front elevation.
- 4.4 Externally the entrance to the site will be taken direct from Princess Avenue with a combined vehicular and pedestrian driveway leading to a total of 6 off street parking spaces representing 1.5 spaces per unit with a dedicated space for each apartment and 2 visitor spaces.

- 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 dependence on the private car. The site is also within a five minute walk of the bus and rail interchange at Clitheroe and all the associated town centre facilities and is therefore a highly accessible location.

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