

**DESIGN AND ACCESS STATEMENT
TO SUPPORT FULL PLANNING APPLICATION**

For

**The demolition of a redundant building and the erection of detached
annexe accommodation**

at

**Low Farm
Ribchester Road
Clayton – le – Dale
BB1 9EE**

1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared to accompany a full planning application for the demolition of a redundant building and the erection of detached annexe accommodation at Low Farm, Ribchester Road, Clayton – le – Dale.
- 1.2 The purpose of the document is twofold. Firstly, to demonstrate the acceptability of the principle of the proposed development. Secondly, to provide an outline of the key design elements.
- 1.3 The accompanying drawing package provides full details of the siting, design and appearance of the proposed development.

2.0 Site Context

- 2.1 Low Farm is owned, managed and occupied by the applicants. It is accessed from Ribchester Road via a tarmac track. On approach to the farm the track divides to provide separate access to the farm and farmhouse.
- 2.2 The farmhouse is a stone built detached family property set within extensive grounds that comprise garden areas, hard standing and ancillary buildings.

3.0 Planning Policy Context

National Planning Policy Framework (March 2012)

- 3.1 Planning law requires that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF, which sets out the Government's planning policies and how these are expected to be applied, is one such material consideration. The primacy of the development plan is based on the assumption that it strongly favours sustainable patterns of development.
- 3.2 The NPPF states that the purpose of the planning system is to contribute to sustainable development through the balanced consideration of economic, social and environmental factors. Further to this it maintains a presumption in favour of sustainable development. For decision making this means that proposals in accordance with the development plan should be approved 'without delay', or where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole; or
 - Specific policies in the NPPF indicate development should be restricted (i.e. Green Belt, SSSIs, AONBs, etc).

Ribble Valley Districtwide Local Plan (1998)

Policy G1

3.3 All development proposals will be expected to provide a high standard of building design and landscape quality will be expected. Development which does so will be permitted unless it adversely affects the amenity of surrounding areas. In determining planning applications a number of criteria will be applied, including:

- Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature;
- Developments should make adequate arrangements for car parking (Policy T7);
- A safe access should be provided appropriate to the scale and type of traffic likely to be generated;
- Density, layout and relationship between buildings are of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities;
- Developments should provide adequate day lighting and privacy; and
- Materials used should be sympathetic to the character of the area.

Policy ENV3

3.4 In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials.

Policy H9

3.5 The Borough Council will approve applications for the extension of properties to provide accommodation for elderly or dependant relatives subject to the following criteria:

- The proposal conforms to the provisions of Policy G1;
- The development must be capable of integration into the main dwelling or a use which is ancillary to the use of the main dwelling house when circumstances change; and
- The extension should generally speaking provide only a modest level of accommodation.

4.0 Proposal

4.1 The applicants are approaching retirement age and will delegate full – time farm management and operational duties to their son in the near future. To facilitate this transition it is proposed to erect annexe accommodation for their occupation so that their son and his growing family

can move into the farmhouse. It is intended that this arrangement will enable the long term care and support needs of the applicants to be met from within the family.

- 4.2 To create a development platform for the proposed annexe it is necessary to demolish a redundant storage building.

5.0 Principle of Development

- 5.1 At a strategic level the Ribble Valley has an ageing demographic profile and appropriate accommodation is required to meet future housing needs for the elderly. Policy H9 offers a means of contributing to this requirement, acknowledging that annexe accommodation offers an opportunity for families to support the long –term needs of elderly or dependent relatives within a setting that maintains appropriate levels of independence and privacy.
- 5.2 The following section outlines the design considerations relating to the proposal and demonstrates that it fully aligns with the qualifying criteria set out in Policy H9.

6.0 Design

- 6.1 The design approach set out below and in the accompanying drawings embodies the objectives of Section 7 of the NPPF and the Local Plan Policies G1 and ENV3.

Use

- 6.2 The proposal is for detached annexe accommodation with a footprint of 105m² (external dimensions of 10m x 10.5m). This amount of development is broadly similar to the existing building that is to be demolished to create the development platform. This has a footprint of 85.5m² (external dimensions 9m x 9.5m).
- 6.3 At ground floor level the accommodation will comprise a master bedroom, guest bedroom, a lounge, dining room / kitchen, bathroom and a WC / cloakroom. This is a modest level of living accommodation appropriate to the needs of the applicants. The space in the roof void will be used for storage and / or as a farm office, this will be accessed via an external staircase.
- 6.4 If at some point in the future the building was no longer required for residential use it could readily be reconfigured for other uses ancillary to the main farmhouse such as a garage / store, gym or home office.

Layout and Siting

- 6.5 The proposed building will sited in the same general area as the storage building which is to be demolished. The distance between the farmhouse and the proposed building will be 14m. This siting ensures that the annexe will be in convenient proximity to the farmhouse and that it will appear closely related to other buildings within the group (as is already the case with the storage building).

Scale

- 6.6 The proposed building will have eaves height of 2.9m and a roof pitch of 35 degrees to match that of the main farmhouse (in contrast to 4.5m eaves on the existing storage building). Consequently, the building will be subordinate in scale to the farmhouse and less prominent than the existing storage building.

Appearance

- 6.7 The elevations of the proposed building will be rendered and sandstone detailing will be used around doors and windows, the roof will be slate tiled. These materials are consistent with those on the farmhouse and the building to be demolished.

Access

- 6.8 Access will be achieved from that which serves the farmhouse. Ample car parking can be accommodated on the existing hard standing and / or within the existing garage building.

Landscape Treatment

- 6.9 The proposed building will benefit from the existing secure boundaries and landscaped garden area.

7.0 Conclusion

- 7.1 The proposal is wholly in accordance with Policy H9. In summary:

- The building provides a modest level of accommodation and could readily be reconfigured to alternative uses in the future;
- The siting and scale of the building are such that it would have no greater visual impact than the existing storage building;
- The materials and architectural detailing are consistent with the farmhouse and character of the area;
- There are no issues with access and ample car parking is available; and
- The building would benefit from the existing private amenity space.

- 7.2 Further to the presumption in favour of sustainable development the proposal should be approved without delay.