

**PROPOSED HOLIDAY ACCOMMODATION
SUNNYSIDE
CLAYTON LE DALE**

**DESIGN AND ACCESS STATEMENT
MAY 2013**



1. Introduction

1.1 This statement is to be read with the drawings PHD/PA/1000 & 2000 which represent the formal planning application following the pre-application response issued by the Planning Officer in April 2013 (reference RV/2013/ENQ/00052) for a new holiday dwelling on land to the north and within the ownership of Sunnyside , Clayton Le Dale near Blackburn.

1.2 The site is located in an area of open countryside in a location where a former cottage was positioned within the hamlet of Clayton Le Dale. A study of previously approved developments within the area has been carried out to support this application. The details are respectful of the comments received from Mark Baldry at RVBC in April 2013. A copy of this correspondence is attached to the statement.

1.3 Analysis of the history of developments in the area leads to the conclusion that a single holiday accommodation unit is the correct amount of development in the context of this site and this statement briefly describes the proposal respecting other dwellings/developments previously approved by the Authority within the vicinity of the site

2. Design Principles and Concept

2.1 The curtilage of Sunnyside has an area of 1.5 hectare (approx), incorporating an existing detached dwelling and ancilliary buildings within a large garden area and fields to the north

2.2 National and local Policy recognises that new housing development cannot be viewed in isolation. It emphasises the wider context of any proposal and the area within which the site is situated. These themes are also reflected in the adopted RVBC Districtwide Local Plan , through the policies. Any proposal for more than one dwelling would be in conflict with these policies and this application recognises the sensitive nature of the site and the locality. The site is designated as Open Countryside (Policy ENV3 and G5 and H2).

2.3. The site is north of the garden located 60m beyond the access track from the A59 and positioned across the footprint of a former dwelling. The plan shows the area of this building and the foundations are still in evidence.

There is comfortably sufficient space to site a 2 bedroom single storey holiday unit. The character of the area is of a ribbon development of properties along the highway.

2.4 This proposal has no effect on the access, parking or amenity space arrangements of Sunnyside or the neighbouring dwellings. The properties on the A59 have defined boundaries to the agricultural land at the rear and some properties have historically extended their curtilage including Sunnyside.

2.5 A safe access, as shown on the plan is proposed off the highway utilising the existing track which will be informally upgraded and extended with a tarmacadam finish for suitable use for vehicles. Upon arrival at the new building there is car parking for 2 cars and a turning head.

There will be no alterations necessary to the entrance off the highway. It will be informal with a field gate defining the entrance and the track leading to the new building.



3.0 Layout and Design

3.1 A key component of the proposed design is to ensure the layout respects scale of the former building on this site and the plan demonstrates this.

3.2 A key factor of the site is that the boundary vegetation offers considerable concealment to the highway and the proposal will retain the hedgerow and trees along the boundary to the east with only light trimming necessary as the natural barrier is an important aspect of the access track. The extent of the curtilage for the house is kept to a minimum in order to respect the policy of avoiding domesticating the open countryside.

3.3 The building will be constructed using a traditional cavity wall dressed with a random rubble locally sourced stone. The roof will be natural blue welsh slate incorporating velux rooflights to the northern slope. Natural stone pavings and setts will be used to create safe access around the structure. The garden area is shown adjacent to the patio and an informal arrangement of ground cover shrubbery which is low maintenance and in keeping with the natural landscape of the open countryside.

3.4 The property will have level access and the internal layout will be fully accessible incorporating features to provide flexible accommodation.

4.0 Holiday use

4.1 The area has been developing over recent years with leisure buildings/restaurants etc being re-developed and refurbished, acknowledging this region as a place with increasing tourism potential. A small scale development such as this would complement this and encourage visitors to the Ribble Valley. We have contacted the Ribble Valley Tourist Board and Marketing Lancashire and received advice explaining the demand for holiday lets in this area.

4.2 The applicant intends to market the holiday let through the internet and related magazines should this be necessary. The information will provide a description of the attraction of the area and describe the amenities local to Sunnyside and beyond into the Ribble Valley.

4.3 The applicant intends to create employment as there will be a need for cleaning services for the 'change over' periods between the customers using the facility.

5.0 Scale

5.1 The footprint area shown on the accompanying plan demonstrates a ground coverage area of approximately 80sqm for the property with car parking space as described.

5.2 Please refer to the accompanying plan drawing PHD/PA/1000 & 2000 , the location plan and associated photographs which show the existing site and context and the aerial view showing the previous building.