

# **Design and Access Statement**

Land to rear of 157A, Blackpool Rd.,  
Poulton – Le – Fylde,  
Lancashire,  
FY6 7QH

Applicant : -  
Mr. P. Kelly,  
Land to rear of 157A, Blackpool Rd.,  
Poulton – Le – Fylde,  
Lancashire,  
FY6 7QH

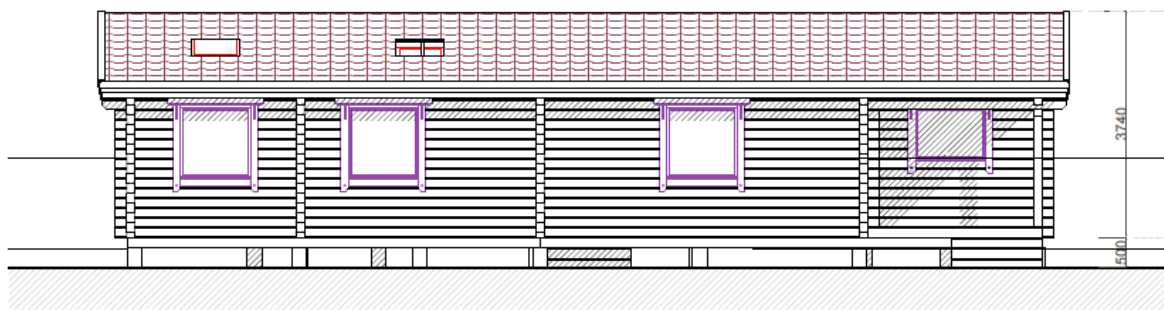
31st., March, 2021.



JPL Design and Construct Ltd.,  
12, Ormskirk Close,  
Bury,  
BL8 2JG.

E-mail : [jp@jpldesignandconstruct.co.uk](mailto:jp@jpldesignandconstruct.co.uk)

Tel. no. 0161 272 0643



PROPOSED SOUTH ELEVATION

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## **1. Introduction**

- 1.1** This Design and Access Statement has been prepared to accompany a Planning Application for a detached 2 bedroomed mobile log cabin.
- 1.2** This Statement should be read in conjunction with the accompanying scheme's planning application drawings, Location and Block Plans, Preliminary Risk Assessment and Sustainable Drainage Strategy.
- 1.3** The rear of 157, Blackpool Rd. is a brownfield site and was originally a paddock.
- 1.4** A previous planning application, ref. 19/00398/OUT, was submitted for this site, however, the landowner decided to sell this plot of land to her brother, the applicant, due to his disability and future needs.

## **2. The Application Site and Surrounding Area**

- 2.1** The site is located on Blackpool Road, close to Carleton Cemetery & Crematorium. Carleton is a village on the coastal plain of the Fylde in Lancashire, England. It consists of Great Carleton, Little Carleton, Norcross and Whiteholme and is situated close to the market town of Poulton-le-Fylde. Nearby settlements include Thornton, Bispham and Blackpool.
- 2.2** The application site, proposed site and shared drive are clearly defined, edged in blue, red and green, on the accompanying Block and Location Plans.
- 2.3** The surrounding areas of 157a Blackpool Road consists of infill and backland developments.
- 2.4** 157a Blackpool Road is 0.5 miles from Carleton and 2 miles from Poulton-le-Fylde.
- 2.5** 157a Blackpool Road is also approximately 0.2 miles from Carleton Cemetery & Crematorium.
- 2.6** The site is a Brownfield site that was previously a paddock to the rear of 157A, Blackpool Road. The access to the site already exists.
- 2.7** The site is located within Flood Zone 1.
- 2.8** A new dwelling has been approved at land to the rear of Leaches Farm, 125 Blackpool Road.
- 2.9** Adjacent to the proposed site at 157A, Blackpool Road is Robins Close, the properties along this street are all residential.
- 2.10** Located to the rear of 157A, Blackpool Road is agricultural land.
- 2.11** Woodland is located to the North East of 157A, Blackpool Road.
- 2.12** Agricultural land is located directly opposite 157A, Blackpool Road.

### **3. Site History – Consultation**

- 3.1** A search of Wyre Council's planning application search engine has concluded that there have been no recent planning applications in relation to the application site or surrounding area that would detrimentally affect this scheme.
- 3.2** The application site has been partly owned and used by various owners over the years as tabled on the accompanying PRA Report (Phase One Preliminary Risk Assessment by L K Group Ltd.).
- 3.3** The boundaries are defined and clear by the respective land owners. Although there are dilapidated and/or unkept fencing the boundary lines are clear.
- 3.4** It's acknowledged that the site offers scope for development, albeit on a small scale.

#### **4. The Proposed Scheme**

- 4.1** The proposed scheme is for the construction of a detached 2 bedroomed mobile log cabin for the owner (applicant) who has mobility issues. The structure will also have the living, dining and sleeping areas. The structure will be constructed with the traditional planed logs. The roof will be clad with metal profiled roof sheets. U.p.v.c. water disposal system will be used.
- 4.2** The proposed method and construction technique is very effective, popular and widely adopted in this country and has been proved to be so.
- 4.3** The layout of the log cabin and its juxtaposition is such that it will not impact on the adjacent neighbours.
- 4.4** There is already a timber shed and a static caravan on the site, with a hardstanding paved area. There is ample car parking space on the laid hardstanding and turning space for cars outside the hardstanding area. The entrance to this site will be via the proposed side / shared drive. It's proposed to park wheelie bins on the extra wide hardstanding.
- 4.5** There will be enclosed and level garden areas surrounding the mobile log cabin and the layout will be determined by the disabled applicant once he has settled in the new building. The surface water drainage will be as existing.
- 4.6** The foul and surface water drainage / inspection chamber are existing.
- 4.7** The proposed plot area is 600 sq.m. and is almost rectangular in shape.
- 4.8** Access to the site already exists and has accommodated large delivery vehicles / articulated lorries, large crane and allowed the delivery of a static caravan.

## **5.0 Conclusion**

- 5.1** The proposal seeks to introduce a spacious 2 bedroomed mobile log cabin in a highly sustainable location within a residential area without impacting on any of the adjacent neighbours.
- 5.2** The applicant is disabled and partly dependent on his adjacent family. The layout and location will facilitate integration within the family.