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Homeplan Designs

(incorporating Express Plans)

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FAO Blackpool BC Planning Dept

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DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

PROPOSED REPLACEMENT OF EXISTING MOBILE HOME WITH A DORMER BUNGALOW ON A RESIDENTIAL CARAVAN SITE USED FOR AN EXTENDED TRAVELLER FAMILY – LAND ADJ. 39 SCHOOL ROAD, - STATLEY LODGE, 41 SCHOOL ROAD, BLACKPOOL

The application site lies within the recently designated Marton Moss Conservation Area: a rural and semi-rural area on the edge of Blackpool, said to be distinctive for its former importance as a horticultural area containing numerous glasshouses.

It is described in the Conservation Area Appraisal as comprising an “enclosed leafy landscape based around lanes, rectangular fields and drains” where views are limited to gaps in hedgerows on the narrow lanes and, across open paddocks. Sufficient numbers of glasshouse are said to remain to illustrate its horticultural tradition. The appraisal recommends that any new development should be low density and, maintain the rural and semi-rural character of the Conservation Area.

The development site comprises an existing plot of land only 33 metres wide, located along the northern side of School Lane, between a row of terrace houses to the west (No 39) and St Nicholas school to the east. This land was granted planning permission for use as an extended traveller family caravan site in 2014 (app 14/0892)

St Nicholas School is a listed building and has occupied its site since the early 1800's. It was originally a small building but was extended by about 80% in 2008 so as to meet the growing need for pupil places in the south of Blackpool. The new parts are built as contemporary extensions to the old victorian style original building

The terrace houses, to the west of the application site, offer no intrinsic architectural merit. Furthermore, there are no listed buildings, glasshouses within view of the application site on School Road. School Road, in the vicinity of the application site, is not a narrow country lane characteristic of Marton Moss but, serves as an urban distributor road with footpaths and street lighting. The site is located within a ribbon of mainly residential development, with non-traditional dwellings either side.

The replacement of the (head of family) mobile home is to form a more permanent building with 3 bedrooms instead of the existing 2 bedrooms. The replacement of this mobile unit on the existing site with the dormer bungalow will still maintain the low density development of the site, which is located within an existing ribbon of residential development would respect the existing pattern of settlement and, would not materially affect the character of the Marton Moss Conservation Area.

(Note that the pairs of caravans are used as one living unit ie one of them for living and cooking the other for sleeping and clothes storage).

Views of the proposed development would be from School Road and would be 'hidden' behind the existing 2.0m high fence surrounding the site. The development of a small caravan site by replacing a mobile home with a dormer bungalow, within a ribbon of existing residential properties, would not appear obtrusive or, out of keeping along School Road.

Furthermore, it would not affect any important views through to more open parts of the Moss. In my opinion, the proposed development would preserve the character of the Marton Moss Conservation Area.

Yours faithfully

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