

# **Design and Access Statement**

**In support of a Planning Application for**

**An Extension to a B2 workshop**

**At  
25 Newarth Lane  
Hesketh Bank  
Preston  
PR4 6RS**

**Ian Ashcroft  
23<sup>rd</sup> June 2022**

## **Background**

Ian Ashcroft Bespoke Engineering has operated from the site since 2007. The main business of Ian Ashcroft Bespoke Engineering is agricultural machinery repair.

The use of the as a B2 workshop was certified as lawful on 30<sup>th</sup> November 2021.

## **Proposal**

The applicant seeks permission to extend the B2 workshop to allow for business expansion.

## **Appearance**

The extension be of the same height as the existing building and will add an additional 72sqm of floor space. The extension will be constructed in the same materials as the existing building.

## **Use**

The building will continue to be used as for an agricultural machinery repair business.

## **Layout**

The existing building is 12.2m by 11.6m with an eaves height of 2.5m and 3.9m to ridge. The proposal will extend the building to measure 12.2m x 17.9m.

## **Scale**

The scale of the proposal is in keeping with the existing buildings on site

## **Access**

Access to the building will be via the existing access of Newarth Lane. There is adequate room for the turning and maneuvering of emergency vehicles if they were ever needed on site.

## **Policy**

The relevant local plan is the West Lancashire Borough Council Local Plan 2012-2027.

SP1 of the local plan provides for positive approach when considering development proposals that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

New development in West Lancashire will contribute towards the continuation and creation of sustainable communities in the Borough by being sustainable in its construction and use of resources and in its location and accessibility.

Development in rural settlements will be focused on the Key and Rural Sustainable Villages.

All new built development in the Borough will take place within settlement boundaries (as defined in Policy GN1)

Policy GN1 Development within settlement boundaries. Within settlement boundaries, development on brownfield land will be encouraged.

## **Conclusion**

The proposal is for an extension to a building within a key sustainable village. The proposal relates to an existing business which contributes to the economy of the borough. It is considered that that proposal is compliant with local policy and permission should be granted.