

**DC&MG**  
ASSOCIATES

23 1248 DA01 DESIGN AND ACCESS STATEMENT  
WHALLEYS FARM, PRESTON ROAD  
CHARNOCK RICHARD, PR7 5HR  
OCTOBER 2023



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# SECTION A

## APPLICATION INTRODUCTION

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### A1 Application

#### *Site Address:*

Whalleys Farm  
Preston Road  
Charnock Richard  
PR7 5HR

This Design And Access Statement has been prepared by DC & MG Associates on behalf of the applicant, Barton Civil Engineering in support of the Outline Planning Application for residential dwellings at land within the curtilage of Whalleys Farm.

The document should be read in conjunction with the following drawings:

- S23-0454 Topographical Survey, prepared by JLP Surveying, May 2023
- 23 1248 L01 Location Plan
- 23 1248 P01 Proposed Site Plan
- 23 1248 P02 Proposal Illustrations

#### *Reports:*

- Arboricultural Constraints Appraisal, prepared by Bowland Tree Consultancy Ltd, August 2023
- Ecology Survey & Assessment, prepared by ERAP, October 2023
- Surface Water and Foul Water Drainage Strategy prepared by REFORD Consulting Engineers Ltd, October 2023
- Transport Statement prepared by PSA Design August 2023

### A2 Description of Proposal

The proposal is for 4No detached bungalows within the curtilage of Whalleys Farm. The layout design includes for the construction of a new turning head from the existing vehicular access from Preston Road, and then driveways to serve each of the new properties and the existing dwelling.

Retention of existing landscaping and the inclusion of new screen planting will enhance the proposal.

### A3 Planning History

The following details of historic planning

activity at the site were taken from information available on Chorley Council's "Planning Online" website:

- 22/00720/CLEUD – Application for lawful development certificate for an existing use as a haulage yard and ancillary workshop – Granted
- 93/00604/OUT – Outline Application for the erection of 1 detached dwelling – Refused
- 90/00385/FUL – Erection of workshop and use of land in connection with haulage business – Granted
- 88/00041/FUL – Outline Application for erection of garage- Granted
- 78/00354/FUL – Taxi business (repair and parking vehicles) – Refused
- 76/00126/OUT – Outline Application for bungalow – Refused.

# SECTION B THE SITE

## B1 Site Location

Please refer to drawing 23 1248 L01 Location Plan for a scaled location plan.



Fig. 1 - Site location Plan

Whalleys Farm is situated adjacent to existing residential properties in Charnock Richard, with the nearby settlement of Coppull 0.6m to the south.

## B2 Existing Site Photographs



Fig. 2 - Eastern Approach to the Whalleys Farm Site



Fig. 3 - Access road off Preston Road



Fig. 4 - Current Site View

## C1 Parameters

The proposed layout design has been informed following a study to determine how the development parameters can be defined for this outline application. Based on site features and relationships with the existing built and landscape features that form the site context, areas within which the proposed built footprint and private amenity spaces are located have been set within a maximum development area.

The heights of the proposed dwellings have similarly been determined through reference to the surrounding properties and the topography of the areas bounding the site.

## C2 Layout and Amount

*Please refer to drawing 23 1248 P01 Proposed Site Plan and 23 1248 P02 Proposal Illustrations*

The proposed scheme is for 4 No detached bungalows, arranged to each have spacious amenity areas by way of rear gardens backing on to the open land to the south, and then frontage garden areas set behind the tree lined site edge which is set back from the Preston Road street line.

The illustrative layout looks to achieve open space to the NE boundary, with the new property frontages having primary elevations which face positively to that approach to create feature and interest within the setting of the existing housing along Preston Road.

The relationship between the existing single storey dwelling set within the west of the site allows for the new properties being set back to maintain views and have substantial overlooking and amenity distances, as is also the case with the existing properties at Whittle Brow and Mill View to the north.

Soft landscaping to front gardens with shrubs, small trees and grass will help to soften the edge of the development.

Each property includes garaging for 2 vehicles plus driveway parking.

## C3 Scale and Massing

*Please refer to drawing 23 1248 P02 Proposal Illustrations*

The design principle for the single storey dwellings proposed incorporates pitched roofs which are broken down in scale through designs which use a variety of gable and hip profiles that regulate the heights of ridgelines. As single storey properties, the reduced heights proposed will minimise impact when viewed from the Preston Road frontage, the open land to the South and the approach from the east along Preston Road.

Working to the guidance and recommendations of the Arboricultural Constraints Appraisal by Bowland Tree Consultancy Ltd., the new bungalows will be screened by the trees that are already situated along the northern, eastern and southern boundaries, and additional native tree and shrub planting will be provided to the southern boundary in line with the Ecology Survey and Assessment by ERAP. Whilst only for illustrative purposes at this Outline Application stage, the substantial grassed frontage areas proposed to the north of the bungalows will provide further opportunities for planting to be included to complement the appearance of the scheme and provide amenity within the development site itself.

The interface with the existing bungalow within the west of the site is softened by the roofline of Plot 1 having a lower eaves section along its western length. The eastern edge of Plot 4 is also an eaves treatment, meaning that combined with the screening effect of the substantial tree on that boundary the impact of the new property is minimised along this approach into Charnock Richard

## C4 Appearance and Materials

At this stage it is envisaged that as detailed designs develop, the properties will use traditional roof forms, materials and treatments that will complement the setting of the site within the Charnock Richard settlement.



Fig. 5 - Illustrative Site Layout Plan





Fig. 6 - Illustrative Proposals



### D1 Vehicular Access

The design uses the existing vehicular access to the site, this with new edge and surface treatments that will lead to new turning area facilities to be created to serve vehicles of residents and those servicing the site. From this, direct driveways will lead to the existing dwelling and Plots 1 and 2, then a small section of shared surface will lead to the private drives of Plots 3 and 4.

### D2 Pedestrian Access

The proposals include for new footways connecting to the frontage one along Preston Road to be taken into the site, these following the edge of the proposed turning areas to give safe pedestrian access to all properties.

### D3 Public Transport

The PSA Design Transport statement included with the application gives details of the Public Transport links the site has and summarises "... it is considered that the proposed site is an accessible location being within walking and cycling distance of public transport services as well as schools, retail, leisure and employment"

The nearest bus stop is 350m away on Chorley Lane to the north. The nearest train station is Euxton Balshaw Lane which is 2.6miles away, then Chorley Station is also near at a distance of just under 3 miles away.

In addition to access to facilities via public transport, Coppull lies just 0.6m to the south and is within easy walking and cycling distance.

### D4 Local Amenities

Coppull is within easy walking and cycling distance sited just 0.6m to the south of the site where there are schools, a good range of shops, leisure and employment facilities.

Chorley is approximately 3 miles away and well connected with public transport links and here there are further facilities including restaurants, bars and supermarkets to be found.