



PLANNING & DESIGN & ACCESS STATEMENT REV A

Replacement dwelling on land at 71 Kirby Abvenue,
Clayton Le Woods, PR25 5SQ.

Anyon Architectural & Planning Ltd

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1 SITE PROPOSAL

1 This statement supports a planning application by Mr C Jones, owner of 71 Kirby Avenue, Clayton Le Woods, Lancashire, PR25 5SQ.

1.2 The application is for a replacement semi-detached dwelling following the existing house being demolished, after being damaged by fire.

1.3 The proposed 3-bedroom dwelling will be part built off the existing footings and connected to the neighbouring house as existing. The house will keep the same eaves and ridge height as existing and be built in materials to match the attached property.

1.4 The proposed house will increase in width by 1.35m to allow for an increase in insulation and cavity wall thickness, and to allow for a ground floor toilet and service room which are all required under the latest Building Regulations.

1.5 The existing rear kitchen has been moved slightly south and reduced in length at the rear to lesson any impact on No.69 Kirby Avenue.

1.6. Site Address:

71 Kirby Avenue, Clayton Le Woods, Chorley, Lancashire, PR25 5SQ.

2. Site Description

2.1 71 Kirby Abvenue extends to approximately 228 m2 and is located in the village of Clayton Le Woods and the civil parish of the Borough of Chorley, Lancashire.

2.2 The site is generally flat and comprises of an existing driveway, footings from the demolished house and a rear overgrown landscaped back garden.

2.3 The site is bounded by all sides by residential housing, with the B5256 Lancaster Lane to north of the site and the M6 motorway 500mm to the west.

3. RELEVANT PLANNING HISTORY

3.1. 77/00955/FUL. Kitchen extension 10/11/1977 Approved.

4. PRINCIPLE OF DEVELOPMENT

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. We will demonstrate in the following sections below that the application complies with the relevant provisions of the development plan.

4.2 The application site lies in an established built-up residential area in the village of Clayton Le Woods.

4.3 The replacement dwelling will increase in volume over the previous dwelling by less than the 30% allowable under Policy HS6.

Existing Volume 256m³ (Allowable increase in Volume 76.8m³)
Proposed Volume 318m³ (Proposed increase 62m³)

5 Other Material Considerations

ACCESS AND PARKING

5.1 The site is accessed by an existing driveway onto Kirby Avenue. The driveway will be reinstated with porous block pavements, and will allow for the parking of two cars whilst also giving access to the house and for movement of bins from the rear of the property to the road side on collection day.

5.2 The proposals would not prejudice highway or pedestrian safety and it is not considered that the proposals would result in significant traffic generation.

5.3 Services to the dwelling are still on site and the new dwelling will connect into existing.

6 Design and Access

Amount and Scale

6.1 The site area extends to approximately 228m² and the principal use of the site would be to remain residential. The proposed dwelling would have a floor area of 56 sqm and an overall volume of 318m³.

The main part of the house would be 1.5 storey with a single-story element to the rear of the house for the kitchen and would measure just 2.46m to the eaves and 7.2m to the ridge. The scale of the building is considered commensurate to the proposed uses and appropriate within the context of the wider site and neighbouring residential properties.

Layout

6.2 The proposed dwelling has been sensitively positioned, over the existing footprint of No.71 Kirby Avenue and will tie into No.69 Kirby Avenue as existing, to form two semi-detached properties. Notice has also been served on No.69.

The dwelling will not increase in height but will match the ridge and eaves of No.69 and will not be detrimental to the attached property or the street scene.

Appearance

6.3 The proposed dwelling will be built using matching red / brown buff brickwork to match No.69 Kirby Avenue, the dormers will also match, being clad in light grey composite cladding, white Upvc double glazed windows will be provided with a

anthracite composite front door. To the rear of the site the windows and doors will be white Upvc. Roman Pan tiles to match No.69 will be used to cover the roof.

Landscaping

6.4 A soft and hard landscaping / Layout plan has been provided with the application for the area around the proposed building. This indicates the parking area at the front of the property will be block paving with an area of Indian stone flags making up the rear patio area and side access, a grassed area will be provided to the rear garden, and the boundary will receive a close boarded timber fence.

Impact on the Character and Appearance of the Area

6.5 It is not considered that the application proposal would not have any significant impact upon the character and appearance of the area.

Access

6.6 Access to the site will remain as existing with a paved driveway from Kirby Avenue.

6.7 The bin area for the dwelling will be at the rear of the site and would be formed of Indian stone paving flags. Access to the road side of Kirby Avenue on collection day is provided with a path at the side of the property. (see proposed landscaping / Layout plan).

7 Summary and conclusions

7.1 This statement supports a Full Planning Application by Mr C Jones, owner of 71 Kirby Avenue, Clayton Le Woods for a replacement semi-detached dwelling at the above address, following fire damage and the demolition of the existing house.

7.2 The proposed new dwelling will not increase in height at ridge, or eaves level and all materials will match the attached dwelling. However, the house will increase slightly in width to allow for the increase in cavity wall construction and a ground floor toilet, and a service room area that is required to house the UFH manifold.

7.3 The proposed new dwelling will be built to the current Building Regulations and will be constructed to the highest possible standards. If Planning is approved Mr Jones will provide Chorley Council with a full energy assessment to ensure that the dwelling meets current regulations and standards before any work on the building is carried out.

7.4 The proposal follows current local and national policy and would reinstate a derelict plot back to a family home.

7.5 The proposals would also not have any detrimental impact on the character or appearance of the street scene, and we see no reason why the Application would not receive the council's full support.

This Statement has been prepared on 22.01.2024 by Anyon Architectural and Planning Ltd and will be updated as required.