

Design and Access Statement

to support the Planning Application

for

the erection of one dwelling house

on

Land with Stables Myerscough Hall Drive

Bilsborrow

(350742E 440250N)

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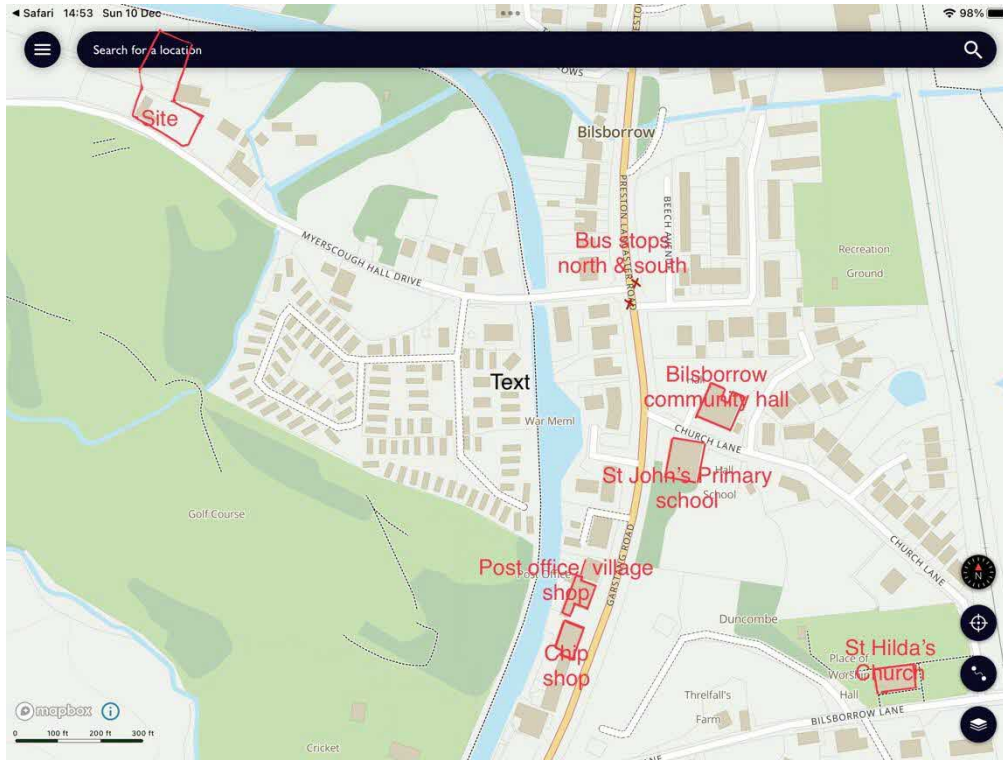
1.0 INTRODUCTION

- 1.1 This design access statement is to be read in conjunction with the supporting documents including drawings and plans, Flood Risk assessment, Sequential test, Ecological Survey, Tree Survey and the Supporting statement.
- 1.2 This Design and Access Statement has been written in accordance with the National Design Guide.
- 1.3 The proposed application is for one 4 bedroom two story detached dwelling. The wooden barn attached to the stable block to form the L-Shape will be relocated and sited alongside the tack room and stables in front of the southwest hedgerow to form a single row.
- 1.4 Access is gained directly from Myerscough Hall drive from the A6 and is considered acceptable from a Highways safety Perspective. The existing vehicle access will be used to access the site.

2.0 Location

2.1 The site is located on Myerscough Hall Drive Bilsborrow PR3 0SE and is just outside of the settlement boundary of Bilsborrow. The development site is well located in relation to the amenities within the semi-rural settlement of Bilsborrow village. Attached is a plan showing the popular Lancaster canal tow path, local bus stops, St John's primary school, Bilsborrow village hall, St Hilda's church, local shop and post office, chip shop. There is a bakery, two hotels (holiday inn and Olde Duncombe House) and three public houses in Bilsborrow Village. All of the facilities are within walking distance of approximately 4-6 minutes. The bus stop is situated 0.2 miles (327 meters) away for routes to the local town of Garstang, Lancaster and the city of Preston. It is not an essential requirement to own a car as there is good access to public transport nearby and several local community resources.

2.2 Map with local amenities



2.3 Relevant photographs of site



Two views of site entrance



Proposed site location

3.0 Context

- 3.1 The site is currently occupied by an L-shaped building which includes a tack room, block of 3 stables, hay barn/store and riding menage. There is also a stoned carpark area.
- 3.2 To the East of the land in the neighbouring property there is a disused brick building which was previously used for stables and also operated as a plant nursery business called Acorn Nursery. In the same site to the East of the land is a dwelling named Acorn House which is currently is a new build and almost complete.
- 3.3 Along Myerscough Hall Drive is a selection of Ribbon developments with some dwellings occupying large plots of land.
- 3.4 There is also Sunnyside Caravan park which sites a large mix of residential homes and holiday caravans. This has recently increased in size following approval being granted for the addition of 11 static caravans (21/00498/FUL).

- 3.5 To the west of the land is Myerscough College and recreational land with various Football Pitches as well as a small Golf Driving range with a shelter.
- 3.6 To the South and South-west of the land is Myerscough college 9 hole golf course.
- 3.7 The development does not conform to the policies SP1 and SP4 of the adopted Wyre Local Plan 2011 – 2031, however it is considered acceptable for the following reasons;
- 3.8 **Compatibility** – The proposed development would be compatible with adjacent land uses along Myerscough Hall Drive which includes several ribbon developments properties being approved at this location, outside of settlement of the 2011 Wyre Borough Plan; a total of 5 dwellings have been approved on this lane (Three large detached homes at the location of Inglewood (2014), One large detached home at Hollinwood (2015) and a large detached replacement dwelling at Acorn house(2022), which exceeds 50% the original footprint) such have been approved since the adoption of the Local plan 2011-2031 and between 2014-2022, the above developments are located along Myerscough Hall Drive and a similar status of being just outside of the Bilsborrow Village settlement boundary.
- 3.9 **Visual Amenity** – The proposed dwelling and associated landscaping would not be detrimental to the visual amenity, being appropriately sited and set back from the street view which will be largely shielded from street view by the existing stable block. There are no neighbouring properties that will be affected by the encroachment of a development so there will be no detrimental impact on residential amenity.
- 3.10 **Housing Need** – Although the development is not supported by the LPA's housing policy, the Strategic Housing Land Availability Assessment recognises the contribution to community vitality that smaller housing sites have in rural settlements.

3.11 **Sustainability** – The site is located just outside of the Bilsborrow settlement boundary but is considered sustainable because it is within easy access of local amenities and community resources. The site is also located close to large settlement area of Garstang and is within walking distance to the bus stop 327 meters away. There are cycle routes along Bilsborrow Lane (640 meters away).

4.0 Identity

4.1 The stable building sited on the land is made from wood and is in a good state of repair, they remain in use by the owner.

4.2 The existing neighbouring dwellings are mainly detached properties occupying large plots of land, they range from a mixture of single, two and three story properties, some are built of brick and block with render. The neighbouring property Acorn House is being built from stone. The existing properties mainly have tiled roofs with UPVC windows and doors. The materials used on the existing properties are of a modern design and represent the time they were built.

4.3 The design concept is to use traditional and familiar forms and materials to form a modern, contemporary dwelling.

4.4 The design of the dwelling reflects the character of the site, location and scale of the land and identity of surrounding properties.

4.5 The property layout is one of an almost equal square type property and will lie adjacent to the neighbouring brick building, the property will be set back from the lane and is not overlooking any neighbouring houses.

4.6 The materials chosen are light buff brickwork, white render, grey UPVC windows, plain grey roof tiles, soffits and fascia's, black drains and down pipes. The chosen materials age well and do not require maintenance and are suited to the existing suburban environment.

- 4.7 The existing properties on Myerscough Hall Drive all have pitched roofs which has informed the design of the proposed dwelling.
- 4.8 From the public domain the property can be viewed from the canal towpath. The choice of materials for the dwelling are in context with other properties on the lane and many other properties situated along the canal towpath. The dwelling will be respectful to the streetscape. The visual amenity and views from the Towpath are not felt to be detrimentally affected by the proposed dwelling.
- 4.9 The lighting will be chosen carefully and in line with the recommendations from the ecological report to ensure this is subtle, warm white and facing downwards, being sensitive to wildlife and the canal towpath.
- 4.10 The use of natural and sustainable materials that require no maintenance are important factors in determining the choice of materials in the context of the site to reduce costs associated with maintaining the building for a lifetime.
- 4.11 The proposed new dwelling scale and form has been determined by its neighbours and the context of these houses.

5.0 Built Form

- 5.1 The scale of the existing dwellings on Myerscough Hall drive are a combination of single, two and three storey structures.
- 5.2 The neighbouring buildings have pitched roof structures.
- 5.3 The proposed form is familiar within the context of the surrounding build form and it has been designed to provide an identifiable entrance.

6.0 Movement

- 6.2 The existing access will remain from Myerscough Hall Drive.

- 6.3 No hedges or trees will be removed or disturbed from the site to build the development.
- 6.3 An Electric charging point will be fixed to the side of the dwelling.
- 6.4 Services such as electric and water are already installed, services such as broadband and sewage have been integrated into the design.

6.0 Nature

- 6.1 The dwelling has been designed appropriately to connect the dwelling visually and materially to the surrounding area to enable the dwelling to be shielded and sit connected to the site location.
- 6.2 An ecological survey has been undertaken and the proposals will be complied with to include siting bat and bird boxes and insect retreats.
- 6.3 A Tree Survey has also been completed. No trees/hedgerows will be removed from the site so this will continue to form a natural shielding to the dwelling.

7.0 Uses

- 7.1 The site is located within walking distance to Bilsborrow Village and within meters of Myerscough College, and Barton Grange Garden Centre and Flower Bowl which has a mix of uses that support everyday activities, including to live, work and play.

8.0 Conclusion

- 8.1 It is considered that the proposed development is acceptable and appropriate in terms of compatibility within the immediate environment and existing dwellings

sited alongside Myerscough Hall Drive, it helps to meet a recognised need for growth in small rural settlements.

8.2 The proposal is not strictly in accordance with Local Planning policy but it is considered that the planning gains on balance outweigh the protected principles of SP1 and SP4, it supports the Borough needs for sustainability, growth for the village population as well as contributes to the housing supply. It meets diversity needs of having a range of diverse properties within the Borough, it meets sustainability demand and contributes to the semi-rural village of Bilsborrow which has several services and community resources that the current Local Plan does not support, as there is no land set aside within the community of Bilsborrow adopted into Wyre's Local Plan, and therefore the village is absent from growth and sustainability without residential developments being permitted.

8.3 The settlement is located adjacent to both side of the A6 where there is no available land to increase housing demand in the area. This site is just outside of this settlement but within easy reach to access the local community resources, such as the school, village hall and amenities. There is no requirement to own a car in this location as everything needed is within walking distance including bus routes to local towns and cities.

8.4 The proposed dwelling will make a positive contribution to the location, context, local settlement character and distinctiveness whilst also providing required accommodation. Officers are respectfully requested to support and permit this application.