



Keystone
Design Associates Ltd.

Development House
261 Church Street
Blackpool
FY1 3PB
Tel: (01253) 649040
Fax: (01253) 752901
Email: info@keystonedesign.co.uk

PLANNING APPLICATION – 24/00147/FUL

CHANGE OF USE OF ANCILLARY ACCOMMODATION TO RESIDENTIAL DWELLING

RANCH HOUSE, HEAD DYKE LANE, POULTON-LE-FYLDE

DESIGN AND ACCESS STATEMENT

INTRODUCTION

This statement is being made in accordance with the Town & Country Planning (Development Management Procedure)(England) Order 2015. It sets out the proposed development's context in terms of planning policy, the design of the proposal and the issue of accessibility.

The application is for the change of use of the ancillary accommodation to a residential dwelling.

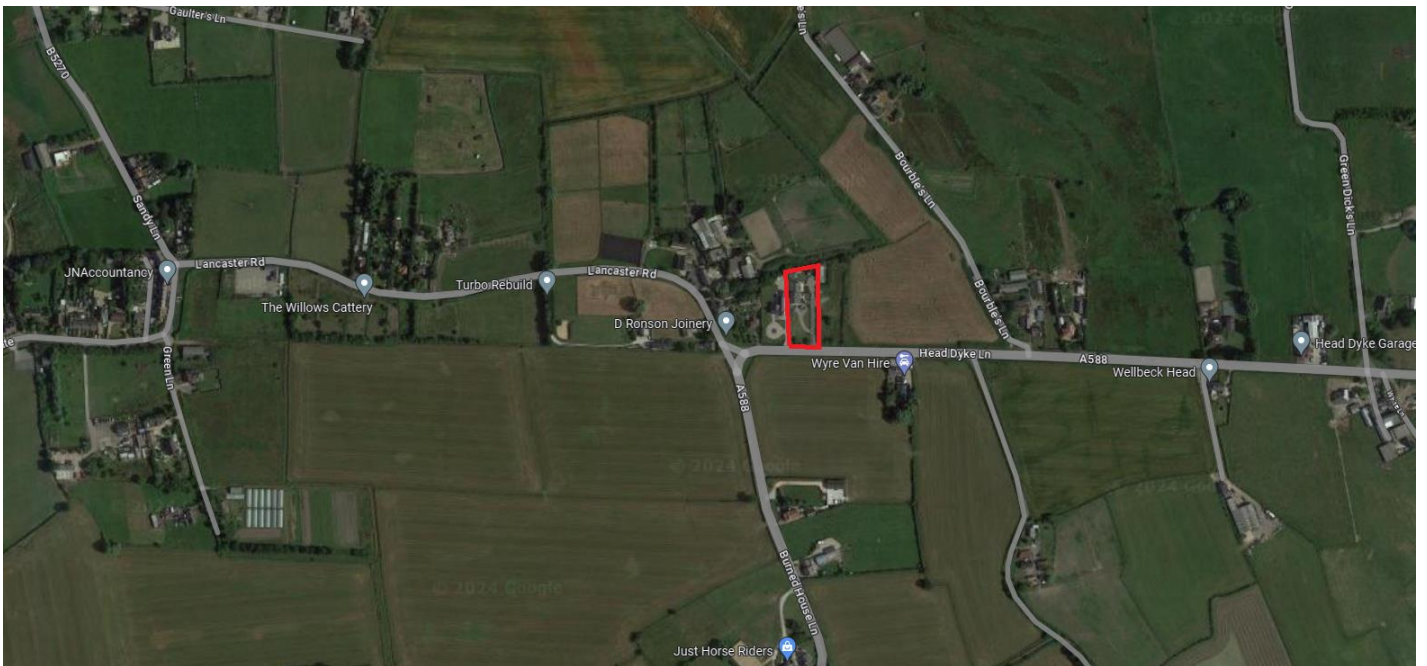
The site is not located within a Conservation Area.

SITE ASSESSMENT

Context of Town

The site is located at Ranch House, Head Dyke Lane, Poulton-le-Fylde as recorded in photograph no 1 below. This site is not located in a Conservation Area.

The site is situated in Poulton-le-Fylde; Poulton-le-Fylde is a market town in Lancashire, It is approximately 5 miles (8 km) north-east of Blackpool and approximately 16.5 miles (27 km) north-west of Preston. It is situated on the Fylde, a coastal plain that is approximately a 13-mile (20 km) square peninsula. The town is approximately 1 mile (2 km) from the River Wyre and 3 miles (5 km) from the Irish Sea.



Photograph no1: Ariel View of Ranch House, Head Dyke Lane

Current Land Use

The site comprises of an existing two storey property with a single storey annex to the side which comprises of a lounge/dining room, kitchen and two bedrooms both with en-suites at Ranch House, Head Dyke Lane, Poulton-le-Fylde. This property is ancillary accommodation industrial unit.

Neighbouring Properties

The site is surrounded by residential properties to the west & north west and agricultural land to the north, east and south.

The proposed site is approximately 9.9 miles from the Wyre Estuary Country Park.

PROPOSAL

Description

The application is for the change of use of the existing ancillary accommodation to a residential dwelling.

No external alterations are proposed.

Amount & Scale

The plot area is approximately 891 sq.m.

The development is to be constructed within the envelope of the building.

Site Layout & Landscaping

The property is located at Ranch House, Head Dyke Lane, Poulton-le-Fylde.

Landscaping is not proposed as it already exists.

DESIGN PRINCIPALS

Appearance of Development

The proposal will consist of internal alterations to accommodate the change of use to a residential dwelling.

No external alterations are proposed.

Climate Change & Sustainability

The proposed development will not place any undue pressure upon the existing infrastructure as the development involves the change of use of existing ancillary accommodation to a dwelling.

There are electric, gas and water services already connected to the site. As the proposal is a change of use to an existing property, it is assumed that there will not be any significant increase in gas and electric consumption.

The proposed development is already insulated to comply with Building Regulation as it is currently being used as ancillary accommodation.

Energy efficient gas boilers and central heating systems are already installed and low energy lighting will be fitted throughout the proposed development to minimise energy demands.

Refuse & Recycling

Refuse & recycling provisions are already in place for the existing property.

CONSULTATION

Council Officers

No formal consultation has been undertaken.

Resident Associations

No consultation has been undertaken.

ACCESS

Access to Development

Access is from Head Dyke Lane, Poulton-le-Fylde.

Adjacent Road Infrastructure

Speed limits are 60mph to Head Dyke Lane.

Transport Links

The site is located within the settlement of Poulton-le-Fylde, and Poulton-le-Fylde, Preesall, Fleetwood, Thornton-Cleveleys and Blackpool can be accessed on foot by well lit pedestrian footpaths.

Within walking distance of the site, there are over 5 schools, convenience stores, churches, as well as the array of public amenities in Poulton-le-Fylde.

There are bus stops located near to the site, the closest being approximately 7ft from the application site. Bus service 88 route is Lancaster, Garstang, Pilling, Knott End via Glasson Dock, Cockerham, Nateby & Preesall, bus service 89 route is Lancaster, Pilling, Knott End via Glasson Dock, Cockerham & Preesall and bus service 541 route is Pilling, Knott End, Poulton High Schools.

Poulton-le-Fylde Train Station is located approximately 8.2 miles south west of the proposed site.