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Planning Services Ltd

DESIGN & ACCESS STATEMENT

295 Blackpool Old Road

Poulton-Le-Fylde

FY6 7QZ

**FULL APPLICATION FOR THE ERECTION OF 2No CHALET BUNGALOWS WITH
ASSOCIATED PARKING & GARDENS FOLLOWING REMOVAL OF EXISTING DWELLING**

(RESUBMISSION)

INTRODUCTION

This planning application relates to 295 Blackpool Old Road. The site currently consists of a single detached dwelling with a large garden to the rear which has recently been removed.

This application seeks full planning permission for the erection of 2no chalet bungalows. The large curtilage of 295 Blackpool Old Road will be subdivided to create 2no chalet bungalows with their own gardens & parking arrangements with a shared access driveway.

Overall, this would create a site with a coherent and logical arrangement with good standards of amenity for both proposed dwellings.

The site has been assessed with design in mind. The new dwellings will be angled to make the best use of space within the site and provide sizeable garden areas in accordance with current guidelines.

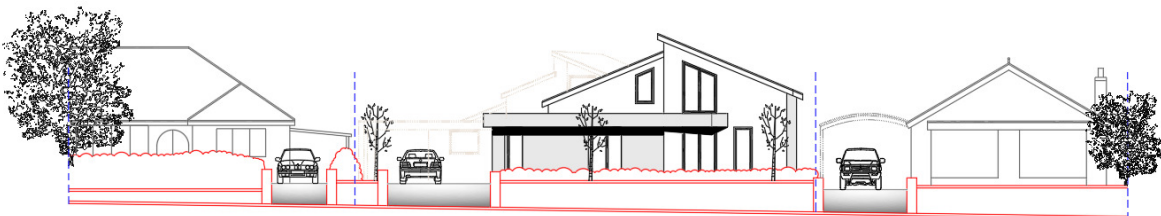
The dwelling fronting on to Blackpool Old Road will be orientated in line with the neighbouring dwellings, with the flat roofed subservient section angled as per the other rear dwelling. This will give a seamless transition between the different orientations and create a visually interesting development.

An imposing, full height rendered wall will stitch the site together, linking the three dwellings and separating the public / vehicle areas from the private garden areas. Soft landscaping will soften the impact of this wall upon completion of the building work.

ASSESSMENT

The application site is within the defined settlement boundary and therefore the erection of new housing is acceptable in principle. The site is already in domestic use and is within walking distance of local amenities and public transport links.

The new proposed dwellings will meet the council's current separation distances with the neighbouring properties (293 & 297 Blackpool Old Road) resulting in a balanced & coherent street scene – see below.

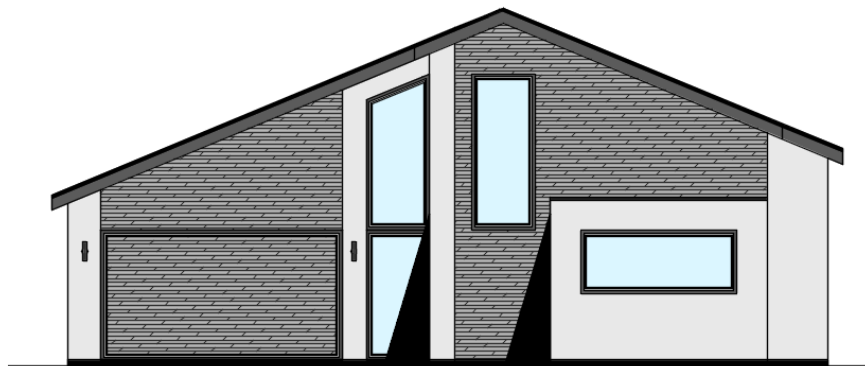


SCALE & APPEARANCE

The 3no proposed dwellings would all have a similar open plan living, dining & kitchen area with 3no beds, bathroom & utility space. None of the proposed chalet bungalows will have windows which overlook onto the other proposed dwellings or neighbouring properties.

The scale of the proposed bungalows is comparable to adjacent existing properties and therefore would not appear dominant in the street scene.

The proposed materials include the use of smooth render to the external walls, as well as areas of black timber cladding to various elevations. The roof would be finished in dark grey slate effect roof tiles. The proposed chalet bungalows should blend nicely into the existing neighbouring dwellings without causing any detrimental visual impacts. (See below example of the type of design / materials proposed for the 2no. proposed chalet bungalows).



SOUTH FACING FRONT ELEVATION

ACCESS

Access to No 295 Blackpool Old Road is via an existing driveway entrance which will be widened and remain to serve the proposed dwellings.

There is good visibility when entering & leaving the site and ample space for the parking & turning of domestic & delivery vehicles within the site.

Recycle bins will be left at the kerb side on Blackpool Old Road for collection.

CLIMATE CHANGE & SUSTAINABILITY

The Wyre Local Plan (LP) Vision Statement refers to a greater emphasis on walking, cycling and access to public transport and low carbon transport options, locating development in areas with lower risk from flooding and harnessing renewable energy. An objective of the LP is "to respond to the challenge of climate change encouraging best use of resources and assets, minimising wastage and ensuring the Borough adapts to climate change" (para. 3.4.1).

An objective of our proposal is to take opportunities "to address any relevant issues arising from climate change and to minimize the use of resources, including energy efficiency".

LP policy SP2 relates to sustainable development and objective 6 states that "development proposals must demonstrate how they respond to the challenge of climate change through appropriate design and by making best use of resources and assets, including the incorporation of water and energy efficiency measures through construction and operational phases, and the reuse and recycling in construction both in the selection of materials and management of residual waste".

The proposed will be finished to the highest specification using the latest in green energy production. Rainwater harvesting will be implemented along with photovoltaic technology and underfloor heating.

- All internal lighting will use energy efficient fittings.
- Indoor water will be reduced by using water efficient appliances, low water shower units and flow reducers to bathroom fittings.

Other Factors to consider:

- The site is located within flood zone 1

Where possible, materials with a lower environmental impact will be used in any works. This will be achieved through the following:

- Responsible sourcing of materials. Where possible, materials will be sourced locally to reduce carbon transport footprints.
- Any timber will be sourced from sustainable locations.
- There is ample space and light in all rooms & public spaces.
- Acceptable external parking space has been provided.

It will be encouraged that the site will be run in an environmentally, socially considerate and accountable manner.

REFUSE & RECYCLING

The proposed application site provides ample space for the storage and collection of waste & recycling bins in the enclosed storage areas. The weekly council refuse collection service will be used as per adjacent dwellings.

LIGHTING STATEMENT

No external lighting will be installed other than the following – one at each external exit door.

DATASHEET



WALL2LBK

IP65 35W GU10 Aluminium Black Powder-coated
Up/Down Wall Light

www.mlaccessories.co.uk

MLA PART CODE	WALL2LBK
DESCRIPTION	IP65 35W GU10 Aluminium Black Powder-coated Up/Down Wall Light
NET WEIGHT (KG)	0.53
FINISH	Black
DIFFUSER	Clear
DIMENSIONS (MM)	Diameter - 64 Height - 166 Projection - 94 Base Diameter - 78 Base Depth - 25
CONSTRUCTION	Construction - Die-cast aluminium
CLASS	I
IP RATING	IP65
MAX. WATTAGE (W)	2x35
LAMP TECHNOLOGY	Halogen / LED Compatible
LAMP BASE	GU10
LAMP INCLUDED	No
LED COMPATIBLE	Yes
DIMMABLE	Lamp dependent

CONCLUSION

This application seeks permission for the erection of 3no market dwellings in the form of chalet bungalows in a sustainable location within the settlement boundary.

It is considered that this application is consistent with current planning policies and will not bring about any detrimental visual impacts. It should therefore be viewed favourably by the local authority.