



**DESIGN AND ACCESS STATEMENT**

PLANNING APPLICATION FOR

**1No dwelling**

LAND OFF  
CHARLES STREET  
BLACKBURN  
BB2 4AX

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## **1 Introduction**

The planning application seeks an approval to 1No single storey dwelling on land off Charles Street.

## **2 Site**

The site comprises a vacant area of land which is bounded by Charles Street to the south and a partially complete development of two and 2.5 storey terraced residential dwellings to the north, east and west. The site falls gently from north to south and more steeply from west to east and is largely bounded by concrete post and timber panel fences forming the rear gardens of the adjacent properties.



## **3 Use**

The development will create 1No single storey residential dwelling.

#### **4. Layout and design**

The development proposals have been illustrated indicatively on the supporting drawings:

16.1066 SU (00) 001 location plan

16.1066 SU (00) 002 existing site plan

16.1066 P (00) 101 proposed site plan

16.1066 P (00) 102 floor plan and roof plan

16.1066 P (00) 103 elevations

The key principles/development parameters are as follows:

##### **Concept and scale**

The site narrows to the west and thus the in-curtilage parking is located at the deeper eastern end of the site. The entrance is located adjacent to the parking area and the 'rear garden', at the other end of the house, is located at the western end of the site and faces west and south. The living room, dining room and bedroom 2 look into this garden.

The proposed dwelling is single storey and, on plan, a T shape with external space to the west, south and east. The dwelling is adjacent to pre-existing external access routes to and from the gates to the rear gardens of the surrounding properties. This proposed development maintains these routes

##### **Materials and Finishes**

The palette of the extension is to compliment the palette of the surrounding development and will feature the following:

Roof – concrete interlocking roof tiles

Wall – facing brick, render and split face block

## **Trees and Ecology**

There are a number of small self-seeded garden trees at the southern end of the site. Overall the site has virtually no ecology value.

## **Parking**

2No in-curtilage parking spaces are provided as part of the development

## **5. Access**

Drawing 15.1012 P (00) 101 Proposed Site Plan illustrates that the application site can comfortably accommodate:

- 2No parking spaces
- 1No single storey dwelling and gardens

Level access thresholds will be provided to the entrance door and the door into the gardens.