## Ribble Valley Borough Council



## DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

## What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a
  dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of
  that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated
  Areas' include: Conservation Areas; Sites of Special Scientific Interest (SSSI); and Areas of
  Outstanding Natural Beauty (AONB).

<b>Process</b> What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?
Use What will the extension/development be used for and justify why this is necessary?
Amount What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

Layout Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?
Scale Is the scale of the extension/development in keeping with the context of the site and in what way?
Landscaping If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?
Appearance Specify how the extension/development fits in terms of its appearance and include details of materials to be used
Access  Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles