

Householder Planning Application

Town and Country Planning Act 1990

You may use this form to apply for planning permission to alter or extend your house or erect a building within the boundary.

For any other Planning Application use form P1

Please read the notes overleaf and then answer all the following questions:

Application No

Date received

Fee paid £

320070913P

Receipt No

Question 1

Your Name and Address

Mr. Punch

Cross Trees

6 Whalley Road

Hurst Green

Whalley

Post Code: BB7 9QJ

Tel No: 07722012704

Question 1a

The Name and Address of any person acting for you
N/A

Question 2

Describe the proposed work and state the location if different from your address.

Demolition of existing lean to extension to side elevation and replacement with new single storey extension

Question 3

Please state the main proposed external materials (for example, brick wall, colour, make, type) and show them on your detailed plan.

All materials to match existing dwelling – refer to design statement and plan drawing

Question 4

Do you intend to demolish any building?

Please state YES or No

If YES, please show them on your detailed plan.

Yes

Question 5

Do you intend to construct any new access to a road or back street or alter an existing one. If YES, please show it on your detailed plan.

No

Question 6

Are there any trees on the site?

No

If YES, please show them on the detailed plan.

Question 7

Are any trees to be felled?

No

If YES, please show which on the detailed plan.

Question 8

Please read and sign the following statements.

I wish to apply for planning permission for the development described in this application and the accompanying plans and enclose the fee of £135

Signed: C. Punch (Applicant) Date: 10/09/2007

Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995 Certificate A

I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant was the owner of any part of the land to which the application relates

None of the land to which the application relates, is or part of, an agricultural holding

Signed: C. Punch (Applicant) Date: 10/09/07

DIRECTOR OF
DEVELOPMENT

19 SEP 2007

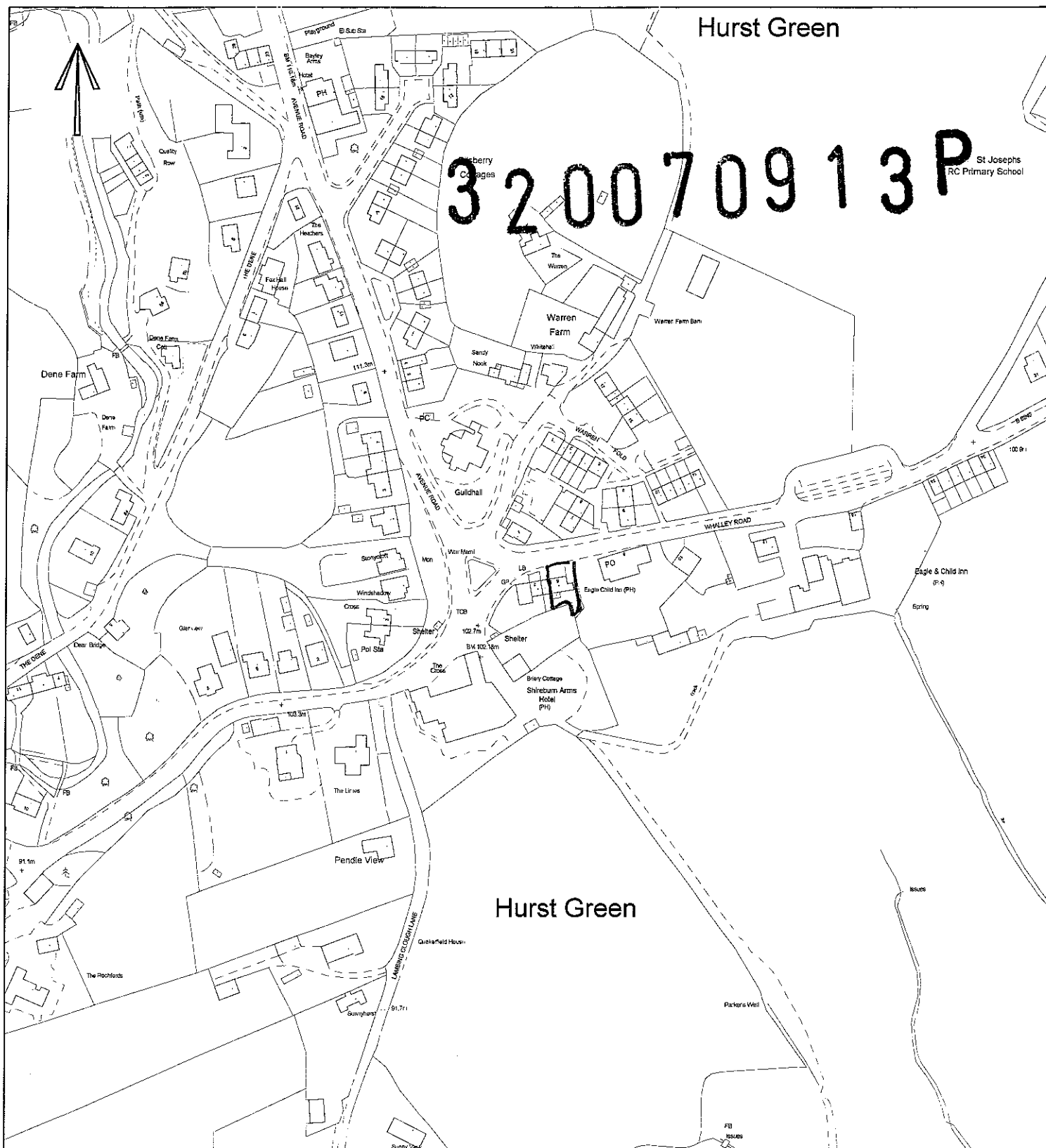
FOR THE
ATTENTION OF

Tel: (01200) 425111 Fax: (01200) 414487 DX: Clitheroe 15157



Location Plan

Map Ref: SD6837NE Scale: 1:2500



This copy has been produced specifically for map return scheme purposes only. No further copies may be made
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SOLD BY

Design and Access Statement	
Address/Location:	Cross Trees, 6 Whalley Road, Hurst Green, BB7 9QJ
Proposal:	Single storey side extension
Resident:	Mr. & Mrs. Punch
Date:	05/09/07
Associated Docs:	Drg N°: E02/07-1 Existing & Proposed Elevations & Plans

Introduction

The purpose of this design statement is to identify the building in question and justify the proposal in terms of design characteristics, context, and demonstrate its value and contribution to the area.

Description of Property

The property is a Grade II listed building and is located within the Hurst Green Conservation Area

The property is a gable end mews cottage with a double frontage that fronts onto Whalley Road. What appear to be original timber vertical sliding sash windows with dividing muntin and a timber panelled front door are present to the front elevation as are the windows to most elevations, with some stone head and cill ornament.

The wall is constructed in coursed stone (nominal thickness 500mm) with the side and rear elevations later rendered. Later additions are present in the form of a timber porch to the front of the property and a timber lean to single storey building to the side gable of the property.

Roof finishes are the original diminishing stone slate to the front pitch of the property with a later replaced slate to the rear slope of the property.

In terms of internal floor plan access from the front door leads into a vestibule that in turn leads into the lounge with a second day room to the right, both these rooms house stone fire places. The staircase that leads to the upper floor is located in the lounge.

3N° steps lead down into rear of property that houses the kitchen and a small dining area in the adjacent room at the back of the house.

External treatments to the property have been altered over time. The boundary wall to the front of the property has been demolished and the garden area. This garden area has been surfaced over in tarmac to create a parking area.

Generally the relief of the site falls from the front of the property to the rear of the property with a relatively constant fall of $\sim 0.6\text{m}$

The Proposal

The proposal relates to the gable of the property where there is currently a timber lean to single storey extension. The extension is accessed directly from the current kitchen area at the rear of the property.

This lean to building is of a poor quality, both aesthetically and structurally and is in no way in keeping with the current property.

The proposal is to demolish this existing lean to extension and replace it with a single storey extension of a similar footprint. The actual extension size will be 2.7m out from the gable x 3.8m wide, with a maximum ridge height of 3.2m (as measured from the ground level at the rear of the property).

The extension is to be constructed in block cavity construction with a render finish to match with the existing.

Roof finish is to be slate to match existing with exposed eaves. The pitch of the roof will match that of the existing rear roof slope of the property with a similar roof shape of a front to back gable.

Windows to also be vertical sliding sash to match existing. As can be seen from the elevations the proposed windows closely match the proportion of the existing windows.

Additionally, it is intended to reinstate the boundary wall to the front of the property with a low height wall with railings to a max height of 1200mm high. It is envisaged this will enhance the local street scene by providing continuity to the boundary along the mews row, whilst creating a clear definition between the public and the semi private front garden area.

Walls are to be constructed in stone to match local boundary treatments with stone columns to the corner and gated entrance of the property. Black railings with finials are proposed in between the stone columns. Inspiration for the design of the boundary wall is taken from that opposite the property as highlighted in the later photos.

Justification

The proposed extension will replace the existing timber lean to that is in a poor condition and detracts visually from the mews block and general street scene.

The proposed replacement will match the existing property in terms of roof construction, fenestration and build finish. The step back, size and the sloping relief of the site mean that the proposal will not be over dominant or unobtrusive with a distinct break from the mews building line.

It is envisaged this will create a pleasing view from the street scene that does not distract from the quality of the mews, whilst presenting what is an obvious later extension.

The proposed utility area will provide additional room and modern essential space for a family, to ensure that the property is occupied and well used now and in the future.

The benefits of re-instating the boundary wall are clearly apparent by removing the car dominated front area of the building and providing greater continuity and enhancement of the street scene.



Photo 1 – Front elevation of 6 Whalley Road



Photo 2 – Cottage row and view of buildings attached to the property

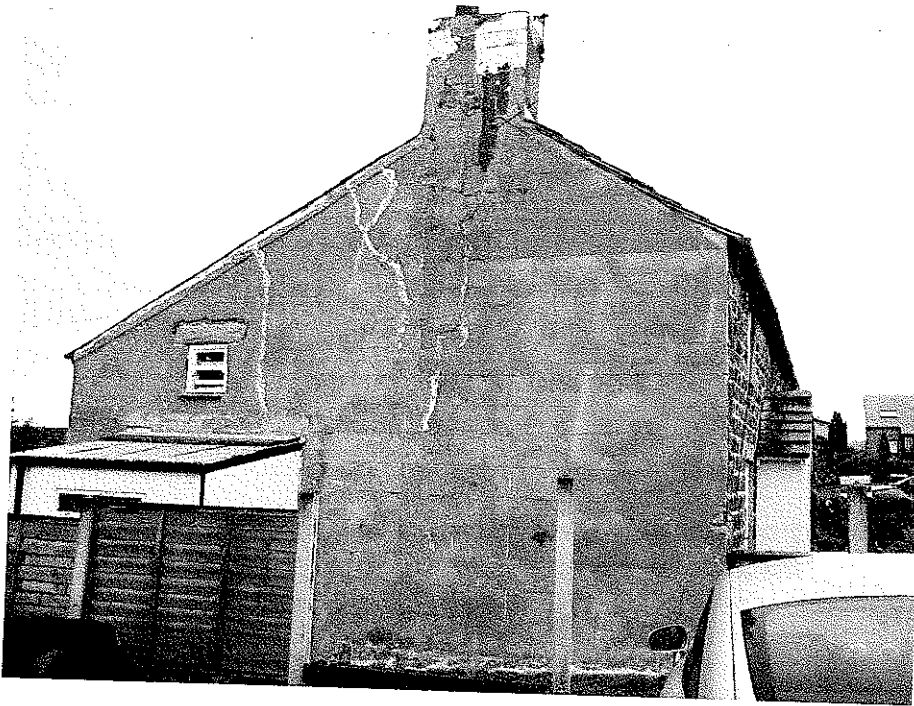


Photo 3 – End gable of property with current white lean to timber extension attached