

Householder Planning Application

P1H

Application No. **320070967P**

Date Received:

Fee Paid £

Receipt No.:

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:

Question 1

Your Name and Address

MR AND MRS IRELAND
13 TOWNEND
SLAIDBURN

Postcode: BB7 3EP

Tel. No:

Question 1a

The Name and Address of any person acting for you
SUNDERLAND PEACOCK AND ASSOCIATES LTD.
STANLEY HOUSE
LOWERGATE
CLITHEROE

Postcode: BB7 1AD

Tel. No: 01200 423178

Question 2

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

PROPOSED DEMOLITION OF REAR LEAN-TO CONSERVATORY AND CONSTRUCTION OF REPLACEMENT STONE BUILT GARDEN ROOM TO PROVIDE IMPROVED DINING AND KITCHEN SPACE.

Question 3

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

EXTERNAL WALLS ARE TO BE NATURAL STONE TO MATCH WITH DRESSED QUOINS AND SURROUNDS. ROOF TO BE NATURAL SLATE TO MATCH WITH FLUSH FITTING CONSERVATION TYPE VELUX ROOF LIGHTS. EXTERNAL WINDOWS AND DOOR FRAMES ARE TO BE TIMBER.

Question 4

Do you intend to demolish any buildings? CONSERVATORY
If YES, please shown them on your detailed plan.

Please state Yes or No

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

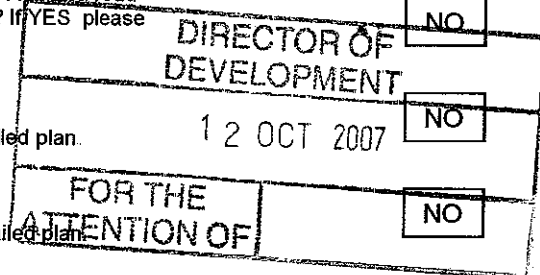
Are there any trees on the site?
If YES, please show them on the detailed plan.

NO

Question 7

Are any trees to be felled?
If YES, please show which on the detailed plan.

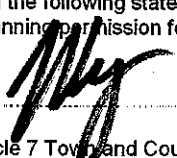
NO



Question 8

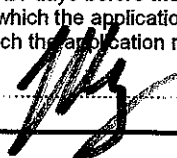
Please read and sign the following statements.

I wish to apply for planning permission for the development described in this application and the accompanying plans and enclose the fee of £135.00

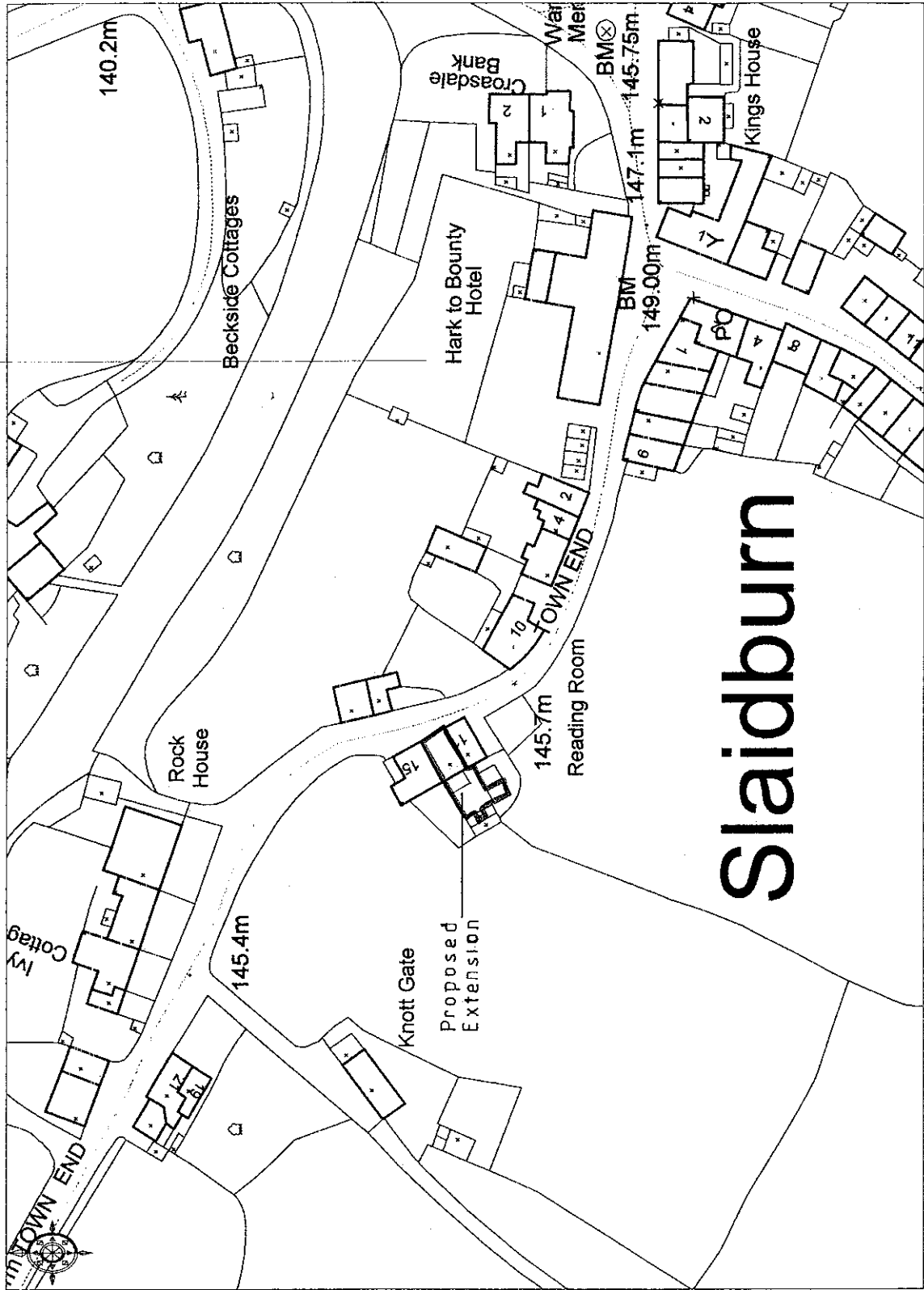
Signed  (Applicant/Agent) Date: 10.10.07

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 is part of, an agricultural holding.

Signed  (Applicant/Agent) Date: 10.10.07

320070967P

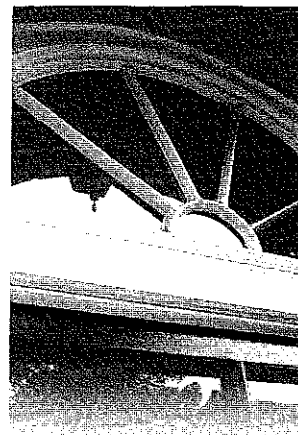


© Crown Copyright 2007. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250



320070967P

SUNDERLAND PEACOCK
AND ASSOCIATES LTD
ARCHITECTS AND DESIGNERS



**DESIGN AND ACCESS STATEMENT FOR THE
PROPOSED REPLACEMENT REAR LEAN-TO EXTENSION AT
13 TOWNEND, SLAIDBURN
FOR MR AND MRS E. IRELAND**



DATE: 11 September 2007

JOB REF: 3727

STANLEY HOUSE, LOWERGATE,
CLITHEROE LANCASHIRE, BB7 1AD
TELEPHONE 01200 423178 FAX 01200 427328
E-MAIL: enquiries@spanda.co.uk www.spanda.com

320070967P

CONTENTS

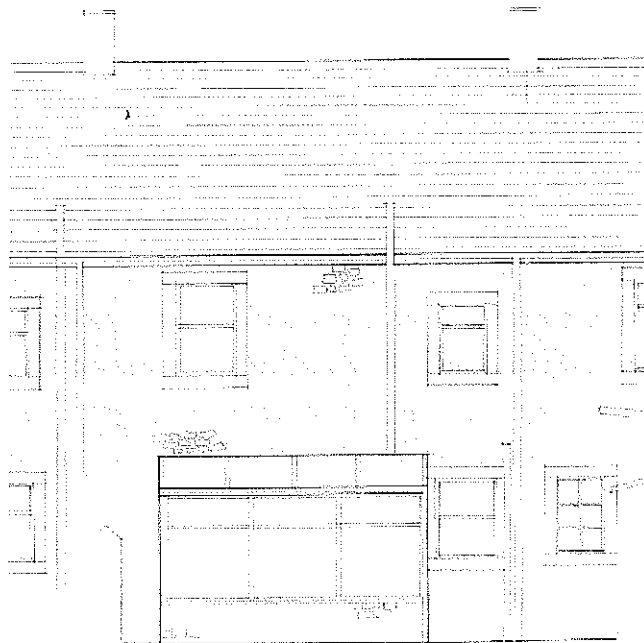
- 1. Design Objectives**
- 2. Development strategy**
- 3. Access Statement**

1. DESIGN OBJECTIVES

1. To obtain full planning permission for a replacement rear lean-to extension at No. 13 Townend, Slaidburn.
2. To improve kitchen and dining room space.

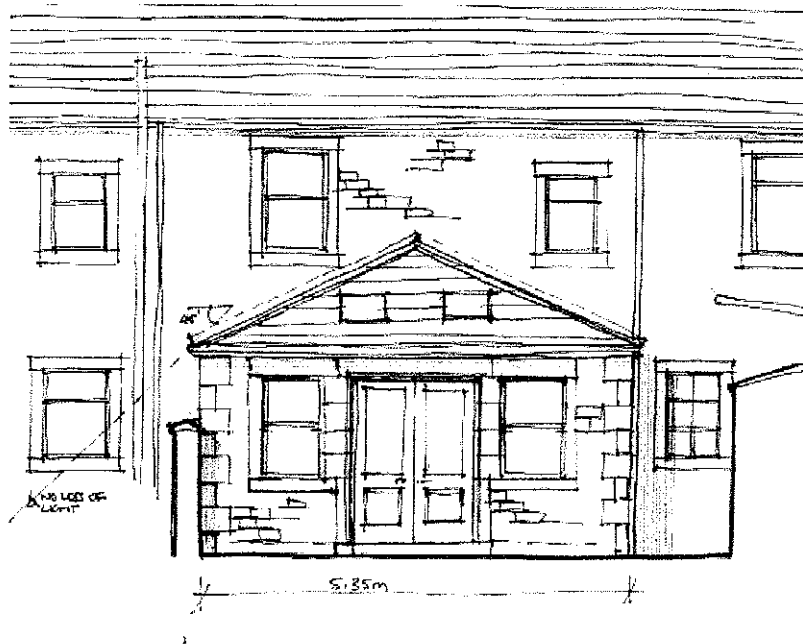
2. DESIGN STRATEGY

We propose to remove an existing unsympathetic and dated rear conservatory lean-to.



PI. 1 Photograph showing existing dated conservatory lean-to which is to be removed.

This is to be replaced with a new garden room constructed with natural stone walls complete with dressed stone quoins and surrounds, timber windows and doors and natural slate roof; all to match the appearance and style of the existing property.



Pl. 2 Elevation drawing indicating proposed garden room.

2no. flush fitting roof lights have been designed into the roof to allow additional natural light to penetrate into the room, therefore, improving the internal environment for the building user. The roof has been hipped so that there will be minimal light to neighbouring properties. The external face of the garden room wall is to be constructed on line with the inside edge of the boundary wall; with the proposed development taking place within the extents of our clients site boundary

We feel our proposals will sit well and reflect the scale and massing of that of the existing property

3. ACCESS STATEMENT

No changes to the existing vehicular access (N/A). Access through from the existing house will be improved by a larger opening into the garden room from the existing snug along with double doors serving the existing garden. Perimeter paths will allow access around the building and to and from the existing property.