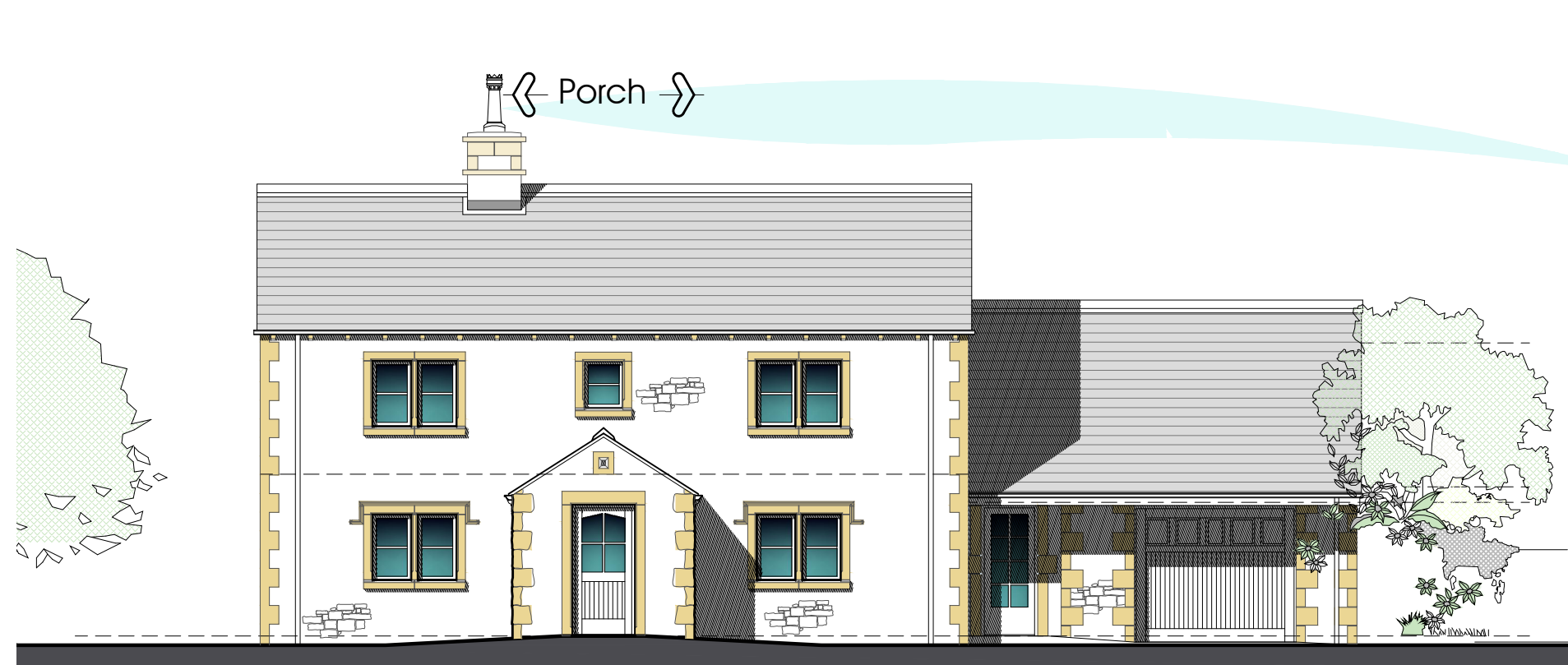
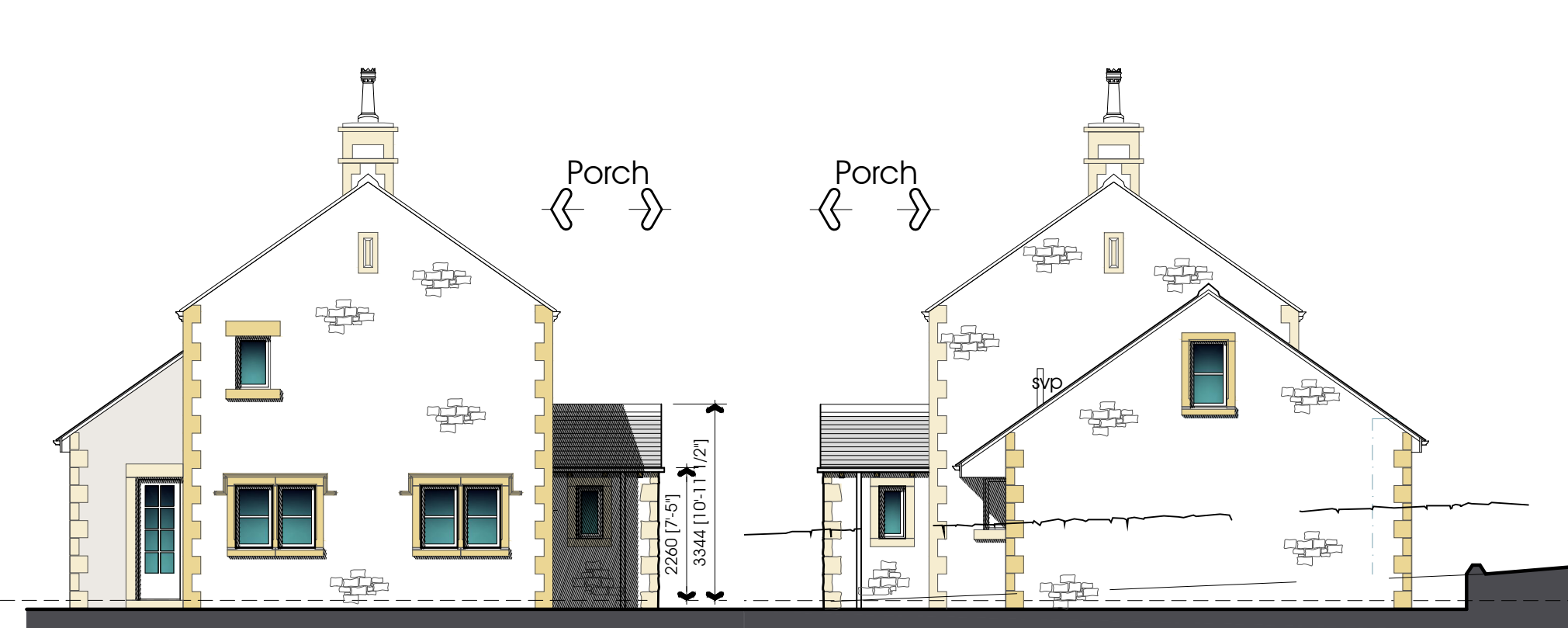




SOUTH ELEVATION

Planning approval for replacement house type granted 17 Jan 2011
Application number 3/2010/0944

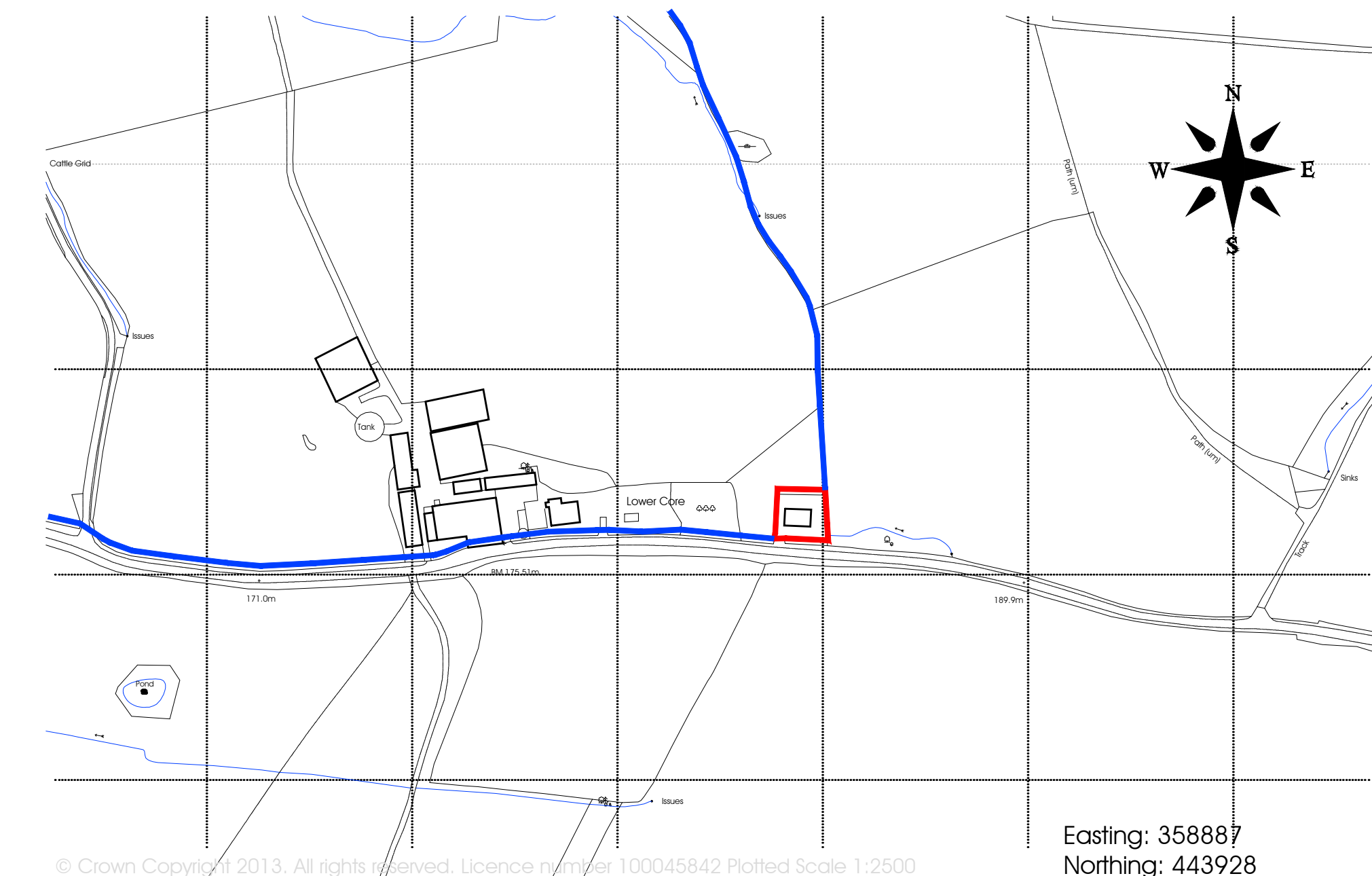


WEST ELEVATION

EAST ELEVATION

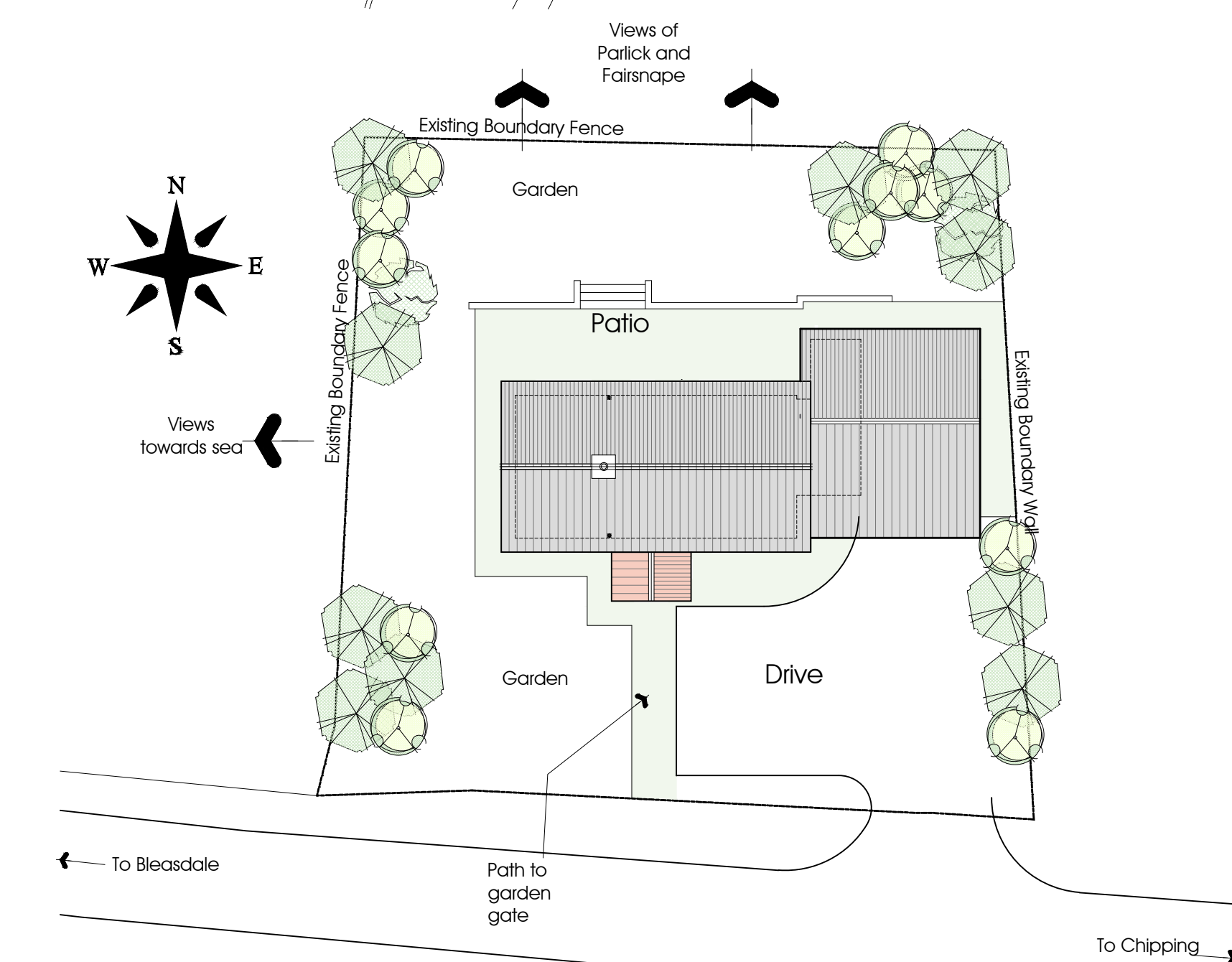


EXISTING SOUTH ELEVATION



LOCATION PLAN

(1:2500)



BLOCK PLAN

(1:200)

MATERIALS
Natural slate roof
Random rubble local stone walling with smooth faced local stone quoins, heads, jambs cills and eyebrow features.
Wood effect upvc windows and doors
Ogee shaped upvc gutters and circular downpipes

DESIGN AND ACCESS STATEMENT

This property was granted Planning Approval for a replacement dwelling 21/06/2007 (App Ref 3/2007/0413) followed by a substitution of house type approved on 17/01/2011 (App Ref 3/2010/0944). Since the substitution of house type the property including garage is complete up to roof level but still without windows and all of its stone cladding. Work has been at a standstill for over a year and has just resumed with the view to completing the project in the next few months. With the property complete it to roof level this application is being made as a Householder Application.

1 Layout

The house approved above indicates a stone canopy over the front door. However the property is situated in an exposed position and the client feels that a porch will not only look better but will afford better shelter and additional storage.

2 Scale

The porch is designed to match many similar approved porches in the Ribble Valley including the one at Woodtop Farm on the Clitheroe Road Thornley PR3 2TS (3/2006/0742). The size is suitable to take additional storage for coats and a push chair.

3 Landscaping

This proposal has no impact on landscaping.

4 Appearance

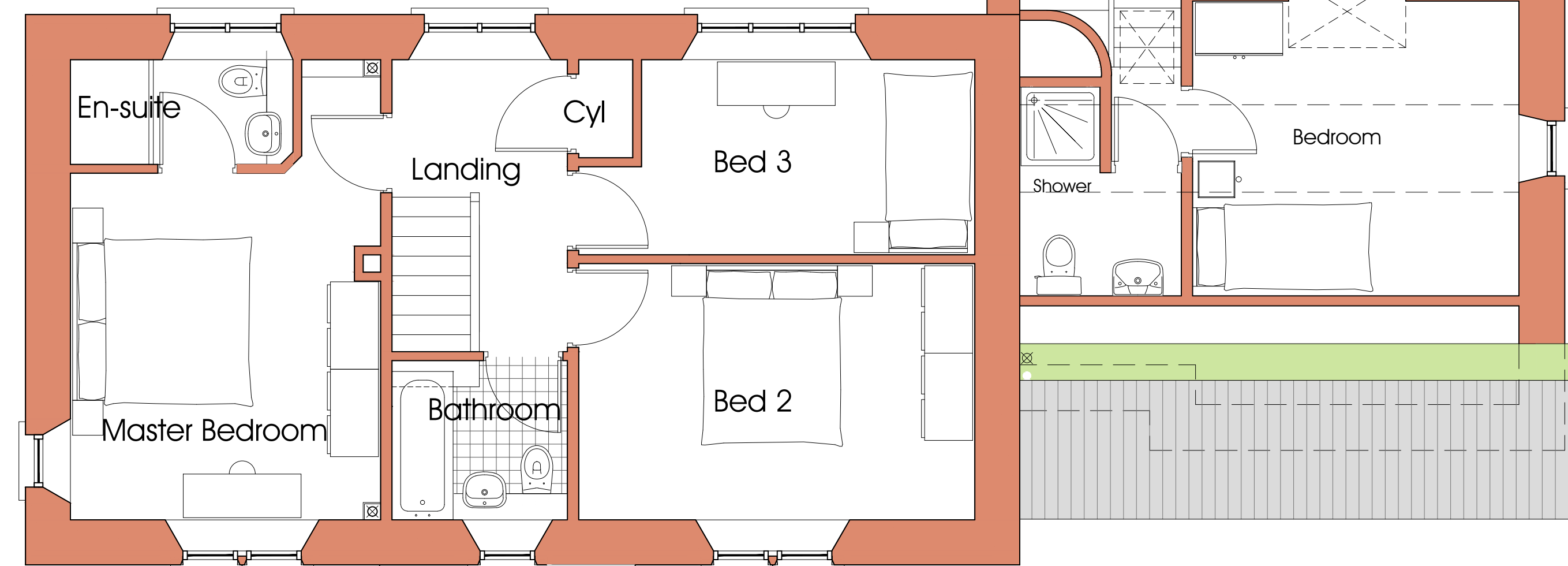
The design is typical of many porches utilising traditional materials and proportions as well as being very typical of many in the area.

5 Use

The approved house is very restricted in size with the garage only being single; the utility entrance being very tight and the hallway with minimal space for circulation. This porch is necessary for additional storage for coats and to house a folded up push chair.

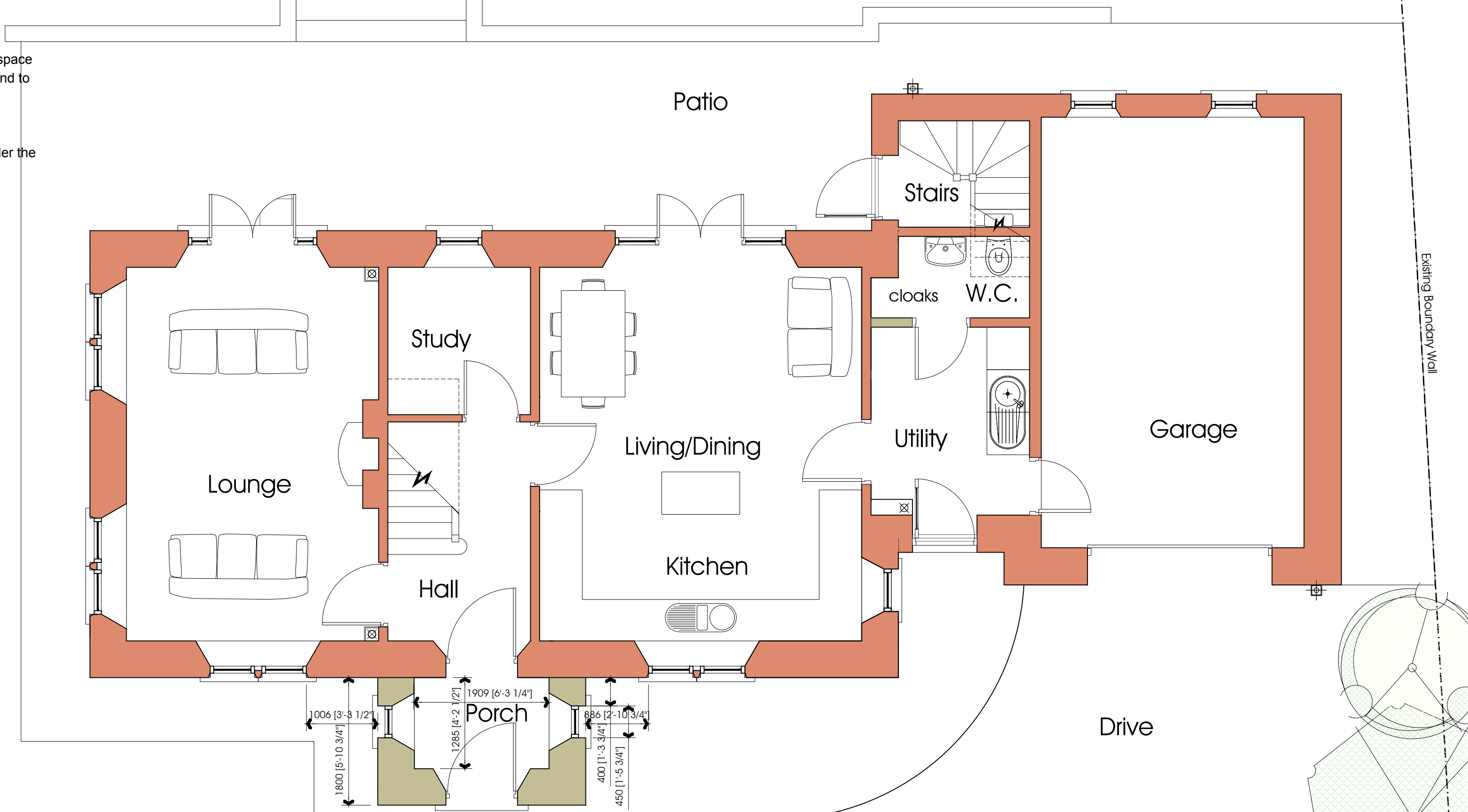
6 Access

Access is unaffected by this proposal and will still require level entry under the terms of Building Control



FIRST FLOOR PLAN

(1:50)



GROUND FLOOR PLAN

(1:50)

Rev D 02-13 Porch added
Rev C 01-11 Elevation references amended
Rev B 01-11 Quoins amended to garage (North Elevation)
Rev A 01-11 Walling and render amended and confirmed.

PGB Architectural Services LTD		CLIENT	PROJECT	DRAWING TITLE
Lily Cottage 12 Glen Avenue Knowle Green Preston PR3 2SQ		Mr & Mrs Moon Lower Core Farm Pennine View Bleasdale, PR3 1UT	Proposed Porch Extension	Plans and Elevations
m: 07866 366565 t: 01254 820092 e: info@pgb-arch.com		PAPER SIZE DATE	A1 02/2013	JOB NO. 2539 SCALE 1:50; 1:100 DRAWING NO. 04 REVISION D