

320160109P

PLANNING DESIGN STATEMENT

7 CHAPLE CLOSE, CLITHEROE, BB7 2QT

JAN 2016 VERSION: 1.00

PLANNING APPROVAL HAS BEEN GRANTED FOR A SINGLE STOREY LIVING ROOM EXTENSION (REF: 3/2015/0554).

THE SCHEME HAS BEEN REVIEWED SINCE AND WAS FELT THAT THE DESIGN COULD BE VASTLY IMPROVED UPON.

THIS IS PROPOSED BY CHANGING PART OF THE EXISTING FLAT ROOF INTO A MONO PITCH. THIS WILL ALLOW NATURAL LIGHT TO FLOOD INTO THE ROOM FROM A HIGH LEVEL HORIZONTAL STRIP WINDOW ABOVE THE FLAT ROOF DUE TO ITS SOUTHERN FACING ORIENTATION. THE REMAINING FORM WILL REMAIN AS A FLAT ROOF EXTENDING UP TO THE EXISTING GARAGE STRUCTURE (IN ORDER TO REMOVE THE UNNECESSARY AND UNUSABLE GAP PREVIOUS LEFT ON APPLICATION REF: 3/2015/0554). THE MONO PITCH ROOF ITSELF HAS BEEN DESIGNED AND KEPT LOW ADJACENT TO THE BOUNDARY WITH A SHALLOW 22 DEGREE PITCH WHICH WILL ENSURE IT REMAINS SINGLE STOREY AND SUBSERVIENT IN COMPARISON TO THAT OF THE MAIN HOUSE, GARAGE AND PROJECTING HOUSE GABLE OF THAT OF THE NEIGHBOURING PROPERTY (NR 9 CHAPEL CLOSE). AS PER THE CURRENT APPROVAL THE FOOTPRINT/PROTUSION OF THE EXTENSION LINE INTO THE REAR GARDEN WILL REMAIN THE SAME AND UNCHANGED.

AS PART OF THIS APPROVAL IT WAS ALSO DECIDED TO CONSTRUCT A SMALL LEAN TO GARAGE TO THE SIDE OF THE PROPERTY LINKED TO THE EXISTING GARAGE STRUCTURE WITH A FLAT ROOF INFILL CONSTRUCTION ALLOWING THIS EXISTING SPACE TO BE UTILISED AS A SMALL WORKSHOP AND STORAGE AREA TO THE BACK OF THE GARAGE. THIS ALLOWS A VEHICLE TO BE PARKED IN THE PROPOSED SIDE GARAGE EXTENSION IN ADDITION TO THE EXISTING SPACE ON THE DRIVEWAY TO THE FRONT. THIS IS NO CHANGE FROM THE EXISTING SITUATION WHERE WE HAVE A LONG DRIVE WITH ROOM FOR 2NR PARKING SPACES (NOT SIDE BY SIDE) WITH THE EXISTING GARAGE CURRENTLY USED FOR STORAGE.

THIS STRUCTURE WILL BE SET BACK AT THE FRONT BUILDING LINE AND THE MIXTURE OF STYLES PROPOSED WILL ENHANCE, RESPECT AND COMPLIMENT THE EXISTING PROPERTY AND GARAGE DUE TO THERE ALREADY BEING A VARIETY OF GABLE AND HIP CONSTRUCTIONS