

Design and Access Statement

PLANNING APPLICATION FOR BUILDING EXTENSION TO
REAR ELEVATION

4 Beacon View,
Chipping Road,
Longridge.

PR3 2NB

320160797P

- Location:** This property is a semi-detached house situated on Chipping Road, Longridge. The property has a driveway and a large garden to both front and rear.
- Application Detail:** The existing property is a two storey semi-detached house with a brick built slate roof, detached utility building, that has been converted approximately ten years ago and is used to house the oil fired heating boiler, study and storage area with a linked roof forming a conservatory.
- Use:** The property use will be unchanged as a private residence.
- Amount of Development:** The development is to provide a two storey extension providing an extension to the kitchen with a bedroom over, also to replace the translucent roof over the conservatory with a slate roof and roof windows. Form new openings in the front elevation of the single storey detached building as shown on plan.
The brickwork on the rear elevation has been painted with render to both front and gable elevations, it is now the intension to render the rear and gable walls using K-rend.

Within the area used as a conservatory it is the intension to form a ground floor w.c and shower room and a utility area.
- Layout:** The existing property is a semi-detached house with a three car driveway in front leading onto Chipping Road, a side garden area and large rear garden area.

The property has fenced boundaries that will remain.
- Scale:** The scale of this development is small and will not have any effect on the adjacent properties nor will this development have any impact on the existing street scene.

- Landscaping:** The site does not require any further landscaping to be carried out.
- Appearance:** The structures will be constructed with brick and block with K-Rend walls above the plinth line the roof will be welsh slate or matching slate tile. The two storey roof will attach to the existing with valley gutters and will have a small hip end.
- Access:** The access onto the site is by the existing drive with gates directly from Chipping Road

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