

**PLANNING SUPPORTING STATEMENT FOR THE EXTENSION OF
ROWAN COTTAGE, OLD CLITHEROE ROAD, DUTTON.**

11 JANUARY 2017



This statement supports the planning application for a proposed two storey extension to the existing house shown above.

The house sits within a domestic curtilage which incorporates the existing dwelling and a ruined barn with associated outbuildings. The majority of the site is deciduous woodland which characterises the western aspect and there is a large forecourt to the property to the east with a vehicular and pedestrian access immediately off the lane which leads off Old Clitheroe Road. The southern gable of the house is ninety degrees to the main road.

Please find attached the following documents:

PHDRC100 – Rowan Cottage Foundations
PHDRC200A – Rowan cottage Scheme Design
PHDRC300 – Rowan Cottage Site Plan
PHDRC1000 – Pre-Application Response, Rachel Horton
PHDRC2000 – Correspondence Record with RVBC
PHDRC3000 – Summary of Correspondence
PHDRC4000 – Pre-Application advice revision, John Machole

Planning approval was granted on 12 March 2010 (reference 3/2010/0051)) for a large replacement dwelling following the demolition of the house.

The foundations for the new property have been carried out and previously inspected by Building Control. It has been confirmed by RVBC that the permission is extant, following the independent inspection of the footings (please see attached correspondence PHDRC2000). The attached drawing PHDRC100 demonstrates the extent of the foundations and we confirm that the proposed extension is to be built on this existing simple rectangular configuration.

It is worth noting that the extension allied with the existing house has an overall volume cubic capacity less than the approved replacement dwelling. It is acknowledged that the site is within the AONB designation but this proposal has no detrimental impact on the area and it is clear that the overall building mass proposed is entirely in keeping with the size of the plot.



The design of the extension has been informed by the rural setting and the use of natural timber and stone for the external materials is sympathetic to the local vernacular. Internally the extension will provide two further bedrooms at first floor

and a kitchen/dining/sitting room with external veranda at ground floor. The house will be a four bedroom two storey L shaped dwelling.

This planning application follows a pre-application enquiry advice given by John Machole (attached – PHDRC4000) following a lengthy process of discussion with RVBC (attached – PHDRC200&3000).

The issues in RVBCs preapplication advice have all been addressed in advance of this application and are as follows:

- 1. Reduction in the use of horizontal weatherboarding / increase of stone.**
- 2. Removal of the lean to canopy.**

The extension is to be faced with locally sourced random rubble sandstone, the roof tiles are to be stone. The south elevation is to be clad in natural timber weather boarding.

The existing access is to be maintained and the parking provision remains unaffected.

**Regards
Dan Wood
PHD Ltd**