

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**  
Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
31-03-17

PLANNING STATEMENT  
11 VICTORIA COURT , CHATBURN



## **Introduction**

**This statement supports the Certificate Of Lawfulness application for the proposed rear extension to this detached two storey dwelling in Chatburn.**

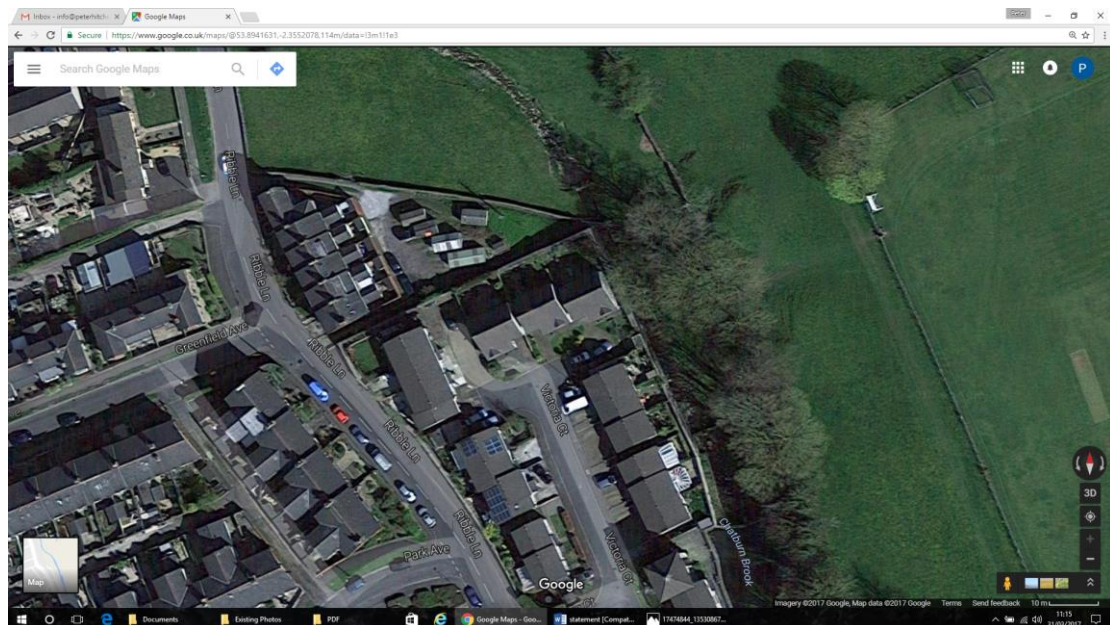
**The house is located within an established residential development on a former mill site and it has long views towards the north across the fields towards Grindleton. The rear garden is bounded by a stone wall with railings and there is a brook coursing to the north to the eastern side.**

## **Proposal**

**The application shows a simple extension incorporating a ground floor sitting and dining area as well as a first floor addition to the bedroom. The overall footprint of the ground floor extends 3m from the rear wall of the house and the first floor element extends 2m from the rear wall. The form of the extension is a simple construction incorporating flat roofs and sky lights with large areas of glazing at both ground and first floor which provide natural light and the ability to maximise the views.**

**The external materials proposed are a K rend finish to the walls with a fibreglass roof finish. The windows and doors are powder coated aluminium.**

**There is no impact on the neighbouring amenity as this property extends beyond the rear wall of the applicant's house and there are no issues with the proposal affecting the wider context.**



**Refer to :-**

**The location plan  
Proposed and existing drawings**

