

# Peter Hitchen Architects

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**PLANNING STATEMENT (INCLUDING HERITAGE ASSESSMENT)**  
**2 GROVE SQUARE**  
**MALT KILN LANE, CHIPPING**



## **Introduction**

**This statement supports the formal householder planning application for the single storey extension at the rear of 2 Grove Square located in Chipping. The property is the middle dwelling in a row of 3 and is characterised by a large opening to the front elevation which provides a glazed front entrance and the window to the master bedroom. At the rear is a raised garden which is accessed via a timber bridge at first floor onto a patio area which is built into the embankment. There is a common access way at the rear located at ground floor which serves all 3 properties and has direct access to Malt Kiln Lane.**

**The house is a traditional stone construction with a slate roof. At the rear the adjoining neighbours also have a similar rear door and bridge leading to their gardens.**

## Heritage Statement

2 Grove Square is within the Kirk Mill Conservation Area and makes a positive contribution to the character of the area. There is conflicting information regarding the former use of the building as a coach house. The arched opening suggests this, yet there are historic photographs showing three distinct cottages without any central glazed opening. Renovation works have occurred in the last 10 years. There was an application refusal under planning application reference 3/2015/0198 dated 15 April 2015 for a second floor extension. The proposed simple rear extension demonstrated within this application has no impact on the character or visual amenities of the Conservation Area.

## Proposal

The application shows a simple extension at first floor providing a sun room which will replace the existing bridge and patio area.

The external materials proposed include natural stone for the two side walls with clerestorey opaque aluminium framed glazing to protect the privacy of the neighbours. The rear wall will be fully glazed opening onto the raised garden.

The roof is to be a fibreglass finish which has a charcoal colour and is a seamless finish. In the centre of the roof is a roof light feature.

The extension height is set down from the eaves level of the property allowing the gutter to continue across the addition.

The side walls will be set in from the boundary alignments to each neighbour and built in accordance with party wall notice procedures.

The garden will be re-landscaped up the embankment and a short flight of stone steps will link the extension to this area.

