

# Peter Hitchen Architects

Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
2 June 2017

**PLANNING STATEMENT TO SUPPORT THE RETROSPECTIVE PLANNING  
APPLICATION AT 52A KNOWSLEY ROAD , WILPSHIRE**



## **Introduction**

This statement supports the formal householder planning application for the retrospective planning application for the two velux upstand roof lights to the flat roof area , solar pv installation and the clear glazing to the first floor bedroom window on the east elevation.

This application is submitted following recent correspondence and the site meeting held on 21 April 2017 with Mr Glover from Ribble Valley Borough Council Planning Authority and a subsequent site meeting with Geof Lawson of RVBC Building Control.

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## Site

The new detached dwelling approved in 2013 (application ref 3/2013/0742) is currently being constructed and the works are due to be completed in July 2017. The house is positioned between two existing dwellings and has been subject to two further Non Material Amendment applications within the last 12 months.

## Proposal

The velux rooflights are positioned to provide natural light to the spaces within as due to restrictions imposed by the constraints of the site the introduction of windows to the side elevations has been limited. The building height has been an important factor , however these rooflights are set back from the building parapet and only protrude 400mm above the level of the parapet capping at their maximum height as the rooflights are on a 15 degree pitch.

As the building is a unique design due to the shape of the site and it's juxtaposition with the adjacent properties the fact that the roof lights are constructed as they are means the design of the house or the neighbours residential amenity has not been compromised.

The window at first floor to the east elevation was approved as an obscure glazed aperture , however again it is apparent that the clear glazing has no impact on the privacy of the neighbours. It is a typical position overlooking the rear garden as others in the street.

The solar PV installation consists of 4 standard size panels providing 1.1 kWp as required for the EPC certification. The panels are laid flat on the roof inbetween the roof lights and can't be viewed from the public highway.

As the building is nearing completion and all aspects of the house can now be viewed it is hoped that the authority will take a pragmatic approach and accept this retrospective application.

Refer to :-

The elevation drawing PHA/KR/100

The roof plan

The site plan

The location plan