

Peter Hitchen Architects

Peter Hitchen Architects Ltd
Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
7 June-17

PLANNING STATEMENT
11 VICTORIA COURT , CHATBURN



Introduction

This statement supports the Householder planning 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 is significantly raised up above the brook to the north east.

Proposal

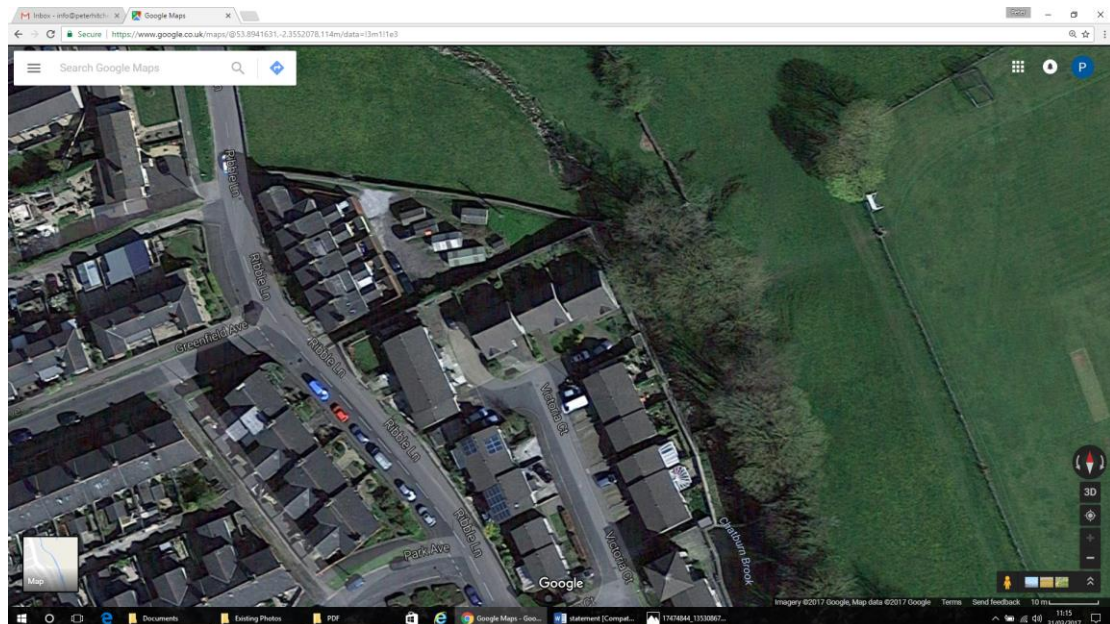
The application shows a simple extension incorporating a ground floor sitting and dining area as well as a first floor addition to the bedroom. The overall footprint of the ground floor extends 3m from the rear wall of the house and the first floor element extends 2m from the rear wall. The form of the 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.

Planning permission is required for this extension only because of the following :-

The first floor element is 7m from the rear boundary and the ground floor extension is 6m from the boundary wall. The regulations state that the footprint area is the determining factor with regards to the distance separation and therefore the first floor extension is viewed as being 6m from the boundary wall also and therefore does not satisfy the PD regulations by 1m despite the proposal having zero impact on others residential amenity.

It is worth noting that the neighbouring property extends beyond the rear wall of the applicant's house by 1.1m , the extension at both ground and first floor has no windows facing the neighbouring boundary and there are no issues with the proposal affecting the wider context as immediately to the north and the east of the house are open fields.

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



Refer to :-

The location plan
Proposed and existing drawings PHA/VC/100 & 200

