

## DESIGN AND JUSTIFICATION STATEMENT

For  
The Proposed Extension and Alterations  
To  
No. 20 Crow Trees Brow  
Chatburn  
Lancashire

**Date:** October 2017

## 1.0 INTRODUCTION

This Design and Justification Statement has been prepared on the behalf of Mr and Mrs Stratton, it has been prepared as part of a householder planning application for the proposed extension and alterations to No. 20 Crow Trees Brow, Chatburn, Lancashire.

It is to be read in conjunction with planning drawing Nos:

- CTB-01 - Site Location Plan
- CTB-02 Rev A - Existing Plans and Elevations
- CTB-03 Rev D - Proposed Plans and Elevations

## 2.0 THE SITE

The property is located along Crow Trees Brow which is accessed from Clitheroe road, it is within walking distance of Chatburn village Centre.



**IMAGE 1**

The property comprises of a semi-detached two storey property, with the principle front elevation facing south east onto Crow Trees Brow. A driveway is situated to the front of the property, leading to a detached redundant garage, with gardens to the front and rear.

The property is situated in an area abundant with extension/alterations to existing properties with directly adjacent neighbouring properties Nos. 16 and 20 having side and rear extensions in recent times.

### 3.0 PROPOSAL/DESIGN

The scheme facilitates the removal of a lean to structure to the side of the property (image 2), a conservatory and lean to structure to the rear (image 3) and the redundant garage structure (refer to CTB-02) that is in a state of disrepair (image 4).



**IMAGE 2**



**IMAGE 3**



**IMAGE 4**

The proposal comprises of a two storey side extension to the property to facilitate a suitable garage space for the safe vehicular storage for two vehicles with an additional bedroom and en-suite facility at first floor level.

A single storey extension is proposed to the rear to accommodate an open plan kitchen/dining and snug area, incorporating roof lights and sliding glazed doors to ensure the area benefits from large expanses of natural light.

## 4.0 SCALE

The size of the proposed two storey side extension is similar in length and width to the recent two storey extension to No. 22 Crow Trees Brow (see image 5) and set back from the main frontage and boundary ensuring approximately 5m from No. 18 Crow Trees Brow (see proposed site plan drawing No. CTB-03), with a hipped roof connecting into the existing roof structure.



**IMAGE 5**

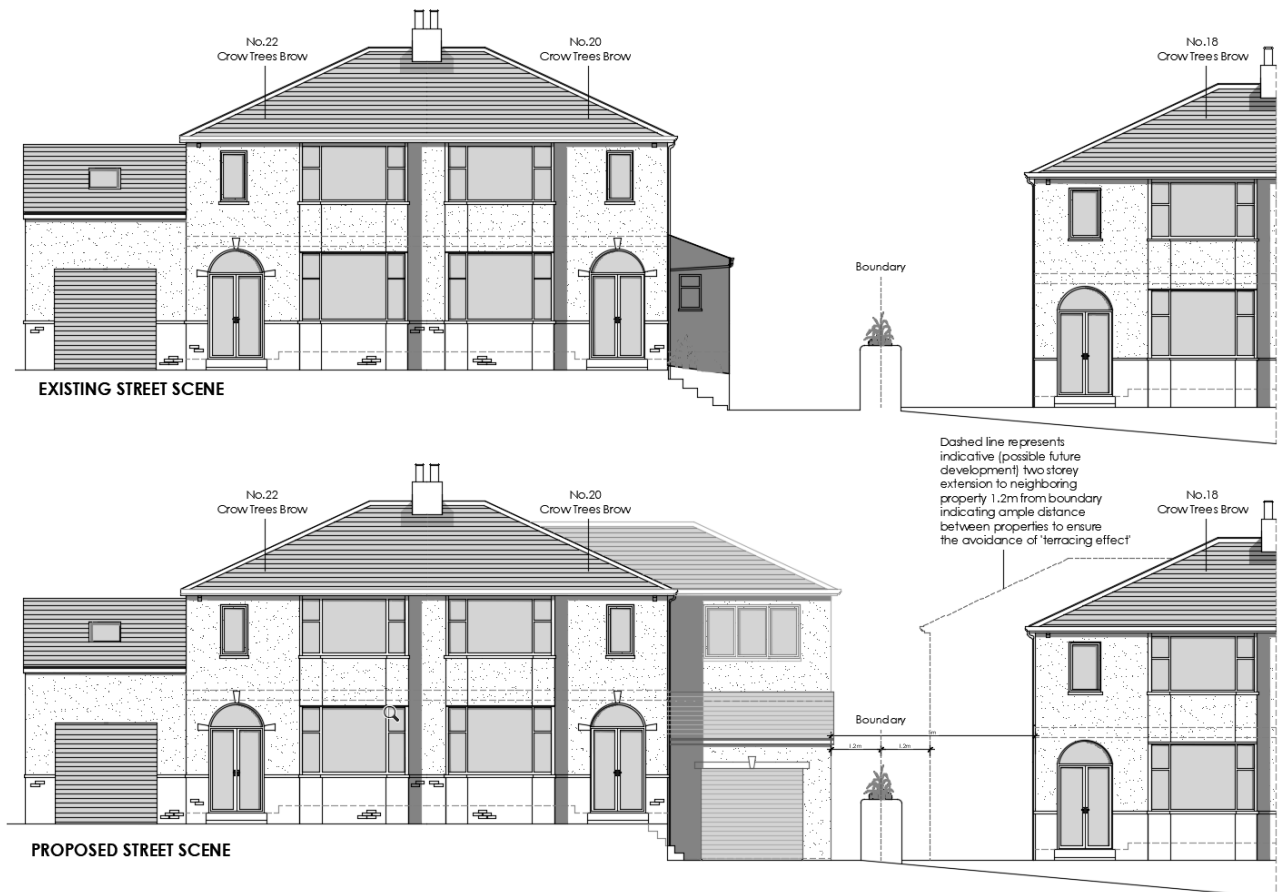
Following the removal of the rear conservatory and redundant garage a lean to/pitched roof structure is proposed occupying a similar footprint and scale as the removed structures (refer to drawing No. CTB-03). The lean to element of the extension has been aligned with the extent of the lean to extension of No.22 Crow Trees Brow (see image 6 and proposed site plan on drawing No. CTB-03). The projection of the pitched roof element of the rear extension is less than the current projection of the existing garage structure to be removed.



**IMAGE 6**

A pathway is proposed allowing access to the rear of the property, ensuring the safe storage and transportation of refuse (refer to bin storage area on proposed ground floor plan drawing No. CTB-03).

## 5.0 APPEARANCE



The design has taken reference from the surrounding context including the hipped roofs and material selection to create a proposal that is in keeping with the existing property and area. Although No 22 Crow Trees Brows two storey frontage extension has a pitched roof adjoining the property below the existing eaves level planning policy guidance advises to repeat the existing hipped roof feature maintaining the existing angle of the roof profile to the side extension to ensure the general form and shape of the original dwelling is respected and reflected in the extension to ensure the character of the property is maintained, providing a positive visual impact and ensuring a positive relationship between the original property and extension when viewed from the street scene. In addition, the ridge line of the side extension is lower than that of the existing roof ridge line

creating an extension that blends in with the existing property, in turn the same eaves and verge detailing of the side extension reflect that of the existing property.

The rear lean to/pitched roof extension maintains the profile of the existing removed structures that the footprint of the extension is situated ensuring the proportion, form and detailing of the original structures have been respected. The extent of the lean to element is positioned along the rear building line of No.22 Crow Trees Brow providing coherence between the properties.

A limited palette of quality materials such as Upvc white coloured windows, natural slate and a pure white K-Rend rendered finish throughout to match neighbouring properties, integrated with simple and quality detailing are used to enhance the positive visual impact of the design.

The proposed window sizes and positions are proportionate with the existing windows to provide symmetry throughout the property. No windows have been catered for in the design to the North East elevation to ensure the privacy of the neighbouring property is achieved. The proposed window to the en-suite in the North West elevation is to be constructed from obscured glazing to ensure overlooking of neighbouring garden area is avoided.

## 6.0 PRE-APPLICATION ADVICE

Following receipt of the pre-application response and concern to ensure the two storey side extension does not cause a terracing effect advice has been sought from numerous design guidance/ local council documentation in order to overcome the 'terracing effect'. A gap of 1.2m is present between the proposed side extension and boundary with the adjacent property. In addition a substantial setback of 1.7m has been incorporated from the first floor front elevation of the side extension and the existing front elevation of the property. Subservience has been achieved by stepping in the side elevation, in turn making the extension a less prominent feature and blending in the proposed extension with the existing property from the street scene. The character of the street scene has been protected and the proposed two storey side extension respects the scale of the original structure to ensure the extension appears subordinate with the existing dwelling.

The design/characteristics of the proposed side extension add visual prominence and is in keeping with the immediate street scene and blend in naturally with Nos. 16, 18, 22, 24, 26 which have the same design and features with varying forms of single/two storey side extensions.

Properties Nos. 2 - 14 and No.28 Crow Trees Brow all have varying different designs/features in close proximity to each other creating a varying street scene when viewed holistically along Crow Trees Brow.

The length of the proposed projection of the pitched roof element of the rear extension has been reduced from the proposals submitted in the pre-application and is shorter in length than the existing structure situated where the rear extension is to be positioned resulting in a gain of outlook for neighbouring residents following the removal of the existing structure and erection of the proposed rear extension.

## 7.0 PRECEDENT

Similar two storey side extensions in terms of site factors (proximity to neighbour's/street scene) and scale have gained approved in recent times, attention is drawn to the following applications:

Application Nos.

- 3/2016/0565
- 3/2017/0563
- 3/2014/0995

In addition attention is drawn to Nos. 119 and 123 Chatburn road, (see image Nos. 7, 8, 9, 10, 11) which are in close proximity to No. 20 Crow trees Brow and have gained approval in recent times. The two storey side extensions at Nos. 119 and 123 Chatburn road are more prominent than the proposed two storey side extension at No. 20 Crow Trees Brow, with a setback of approximately 200mm from the front elevation at ground floor and first floor level to the two storey side extensions of Nos. 119 and 123 Chatburn road.

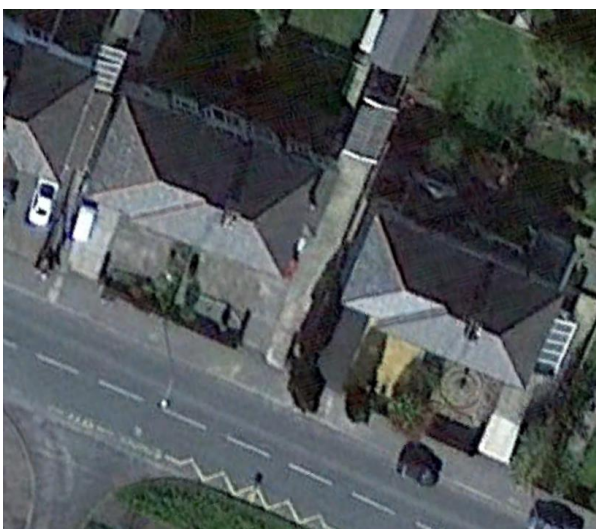


IMAGE 7 (Nos. 119 and 123 Chatburn road)



IMAGE 8 (No. 119 Chatburn road)



**IMAGE 9 (No. 119 Chatburn road)**



**IMAGE 10 (No. 123 Chatburn road)**



**IMAGE 11 (Nos. 119 and 123 Chatburn road)**

## **8.0 CONCLUSION**

In summary the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact, architectural design for the site and surrounding area and will complement the existing street scene. The extensions will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure it is in keeping and harmony with the existing and surrounding properties. The proposed extensions do not compromise the amenity of adjacent properties, or their gardens and would not result in a loss of light. The site is within an established residential area in which similar sized extensions have been undertaken to neighbouring properties and to properties in close proximity. The advice contained in the pre-application response has been catered for in the design of the proposals.