

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
18.03.2019

HOUSE-HOLDER PLANNING APPLICATION STATEMENT FOR PROPOSED EXTENSIONS AND ALTERATIONS AT THE LONGHOUSE, HILL LANE, HURST GREEN, LANCASHIRE



View of the house from the drive

Refer to Drawings PHA/178/100 & 200
Topographical survey
Site photographs
Location plan

The site

The Longhouse is a detached rural property located on Hill Lane approximately half a mile from Hurst Green and within the Bowland Area of Outstanding Natural Beauty.

The house is positioned in close proximity to Moon Cottage to the south east and set down from this property. There are mature landscaping features within the grounds with a mixture of trees, evergreen, shrubbery and lawned areas providing the setting. The total site area is approximately 0.18 hectare. There are long views to the north west across open fields. A long gravel drive way forms the access to the property from Hill Lane.

The house was originally a barn and it is apparent that historically it has been subject to significant alterations to convert the building into a two-storey private dwelling. It is worth noting there is **no planning history** relating to the work. There have been no additions to the original form of the barn but the principle characteristics of the barn aesthetic have been lost due to the extent of the alterations which have been carried out.

Because of the architectural style, it would appear that the work was done in the 1970's.

The house has three bedrooms with large open plan areas internally. Externally several new openings have been formed and white plastic windows and doors have been incorporated in an incongruous and discordant manner. The stone is original but a large chimney stack has been added to the south east elevation. The roof has been completely overhauled and the original material (assuming it was slate) has been replaced with a concrete tile.

The Proposal

The applicant has recently purchased the property and this planning application demonstrates a proposal to carry out alterations and extensions in order to create improved family accommodation and to significantly improve the overall appearance of the dwelling.

A summary of the proposed work is as follows:

Single storey wrap around extension to the North/South East elevations.

Single storey extension to the South West Elevation.

Alterations to all four existing elevations to create new and altered openings

Internal alterations to re-configure the accommodation

The drawings demonstrate the details and materiality proposed. Elements of stone zinc and timber weather boarding are used in the new work.

There is no impact on the AONB as the site is an existing residential curtilage and the work is insignificant with regard to any potential impact on the designation.

The original form of the barn can still be seen, however the aim is to improve the overall aesthetic of the property by virtue of the design changes we are proposing. The extensions are subservient to the existing built form.

Pre-application

The pre-application enquiry to RVBC was received on 22nd February 2019 (RV/2019/ENQ/00005). The comments received were extremely positive and this house-holder application adheres to this.



