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4 March 2019

PLANNING APPLICATION FOR A REPLACEMENT DWELLING TO 6 STUBBINS LANE, SABDEN, LANCASHIRE

This statement supports the planning application following the pre-application enquiry response dated 5 November 2018 (RV/2018/ENQ/00091) demonstrating a design and layout for a replacement dwelling following the demolition of the existing dwelling with attached garage and site clearance.

The site is located on Stubbins Lane which in an established residential area. There is an existing access to the northern edge of the site. The existing house is a large bungalow with an attached garage. There are existing trees close to the street frontage and the land is overgrown and derelict. The proposal shows a replacement dwelling with three bedrooms. The existing site entrance is to remain and the land is to be redeveloped to allow for two car parking spaces (minimum) and garden amenity space. The proposed dwelling will be moved to the south of the original building and will be set down due to the site topography which will reduce the impact on No 4 as the street elevations demonstrate. The space and privacy distances to the neighbouring dwellings is within the guidelines set down by RVBC planning policy.

The design of the house respects the site context and incorporate the main living area at first floor to exploit the views down the Sabden Valley. The bedroom areas are at ground floor and the properties provide an attractive street frontage and contribute to the overall local aesthetic.

There was no planning history on this site since the construction of the existing dwelling (probably 1970's) until the previous application for two replacement dwellings, planning application 3/2019/0235. It is worth noting that new dwellings are currently being constructed directly opposite on Stubbins Lane on the site of the old print works. These were approved under planning application reference 3/2010/2014.

Please refer to the 1.1250 location plan, the existing and proposed drawings which include the site plans and contextual elevations.



