

DESIGN AND JUSTIFICATION STATEMENT

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

Date: November 2019

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.

The application incorporates minor alterations/design amendments to the previously approved scheme (Ref 3/2017/1053).

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

- CTB-01 - Site Location Plan
- CTB-02 - Existing Plans and Elevations
- CTB-03 - Proposed Plans and Elevations
- CTB-04 – Parking Layout

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 vehicles with an additional bedroom, dressing 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).



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).



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 material selection to create a proposal that is in keeping with the existing property and area 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.

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.

No windows have been catered for in the design to the North East elevation to ensure the privacy of the neighbouring property is achieved.

6.0 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.

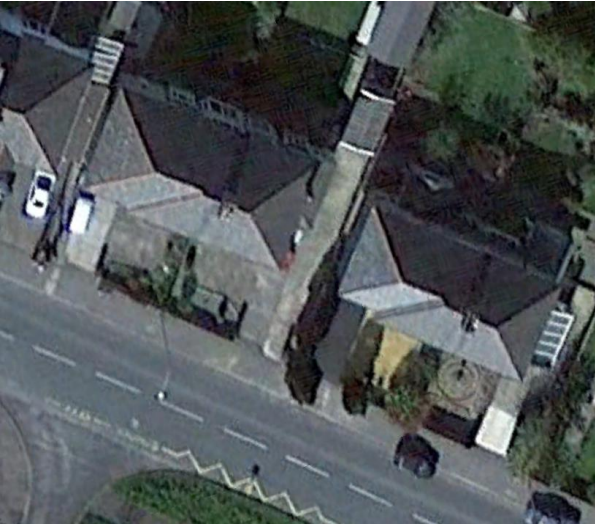


IMAGE 7 (Nos. 119 and 123 Chatburn road)



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)

7.0 CONCLUSION

The statement has been prepared in support of an application to secure minor amendments to the proposed extensions and alterations established under planning permission ref 3/2017/1053.

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.