

Peter Hitchen

Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
26.09.2019

**DESIGN AND ACCESS STATEMENT
IN CONNECTION WITH NEW BALCONY ARRANGEMENT TO ANNEX AT
LANE SIDE FARM, HIGH CLIFF GREAVES, GINDLETON, LANCASHIRE, BB7 4QT**

The site

The site sits within the residential curtilage of the host dwelling, as a detached out buildings formally a workshop building which has had approved with conditions to be converted into a Holiday cottage and workshop to later have a relaxation of the section 106 allowing the use as a granny annex. located north of the village Grindleton. The proposed Balcony is sits on the south gable. With the views of the balcony overlooking the land owners land. The balcony does not encroach on any residential privacy. the balcony is approximately 25m from the main road and will be visible under inspection but predominantly shrouded by exiting mature hedges and planting. (refer to attached images below)

Planning History

3/2003/0209- Application

CHANGE OF USE (MKA)

CONVERT EXISTING WORKSHOP BUILDING INTO HOLIDAY COTTAGE AND WORKSHOP.
APPROVED WITH CONDITIONS

3/2011/0775

RELAXATION OF SECTION 106 AGREEMENT
APPROVED

The proposal

The proposal is to create a new first floor balcony arrangement on the south elevation positioned over the existing down stairs double doors. The balcony and double doors leading onto the balcony will service the bedroom within the out building and will have a cantilevered steel frame support with a toughened glass balustrade. The doors will be UPVC and fully glazed. The drawing shows the existing and proposed plans and elevations. The site plan on the drawing shows the proximity of the neighbouring dwellings.

Dominic Hall



View of the south gable.



View from road side entrance of property.



View from the edge of south-east garden curtilage.