

PLANNING STATEMENT
VARIATION OF CONDITION No 2
PLANNING APPROVAL 3/2019/1130 dated 27th
February 2020
Conversion of existing filling station to a three
bedroom dwelling
Former Filling Station, 10 Sawley Road,
Chatburn, BB7 4AS

The proposed variation is to replace drawing number SK-001 Rev D referred to in condition 2 with drawing number 07/2020/02.

Drawing number 07/2020/02 includes various amendments to the approved drawing no SK-001 Rev D which are listed below.

- 1) The above approval is to convert the existing building into a 3 bedroom dwelling (although 4 bedrooms shown on approved drawing SK-001 Rev D). A previous approval 3/2017/0355 which is extant, granted planning permission to demolish the building and construct a new dwelling. On closer inspection of the walls by the builder it is felt that they need to be demolished down to the retained ground level and rebuilt.
- 2) The existing building is built in two types of stonework, the lower sections are random rubble limestone probably forming part of an earlier building on the site with higher sections and some whole walls built in coursed sandstone. There is poor bonding between the two types of stonework. The proposal is

to reclaim the coursed sandstone for reuse on the new walls with random limestone being used for external boundary walls. The shortage of coursed sandstone will be replaced on some elevations with K Rend to match similar properties in the area.

- 3) The proposal to reuse the coursed sandstone and K Rend will provide a more balanced design rather than the adhoc mixture of coursed sandstone and reclaimed random limestone.
- 4) The first and second floor layout will accommodate four bedrooms with en-suite shower rooms and a house bathroom with windows to each gable and conservation rooflights to the second floor.
- 5) The entrance porch has been relocated to the right hand side of the south west elevation to enable an enclosed hall to the staircase which is required to provide means of escape for a 3 storey dwelling.
- 6) The external alterations to the elevations includes forming patio doors to the living area window on the south west elevation and alterations to the size and location of other windows but in principle the openings are in similar locations to the approved drawing SK-001 Rev D.

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April 2020