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Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
12th May 2020

DESIGN AND ACCESS STATEMENT PROPOSED FOR TWO SINGLE STOREY REAR EXTENSIONS TO 49 DOWNHAM ROAD, CHATBURN.



THE STATEMENT SUPPORTS THE FORMAL PLANNING APPLICATION FOLLOWING THE PRE-APPLICATION ENQUIRY TO RIBBLE VALLEY BOROUGH COUNCIL FOR THE PROPOSAL OF TWO SINGLE STOREY REAR EXTENSIONS TO 49 DOWNHAM ROAD, CHATBURN.

The Site

The property is located just off Downham Road to the northeast of the village centre. The property is situated within the Chatburn Conservation Area on the south side of the road leading from Chatburn to Downham.

The property at present consists of a large existing dwelling with a converted barn neighbouring to the west; 49a Downham Road.

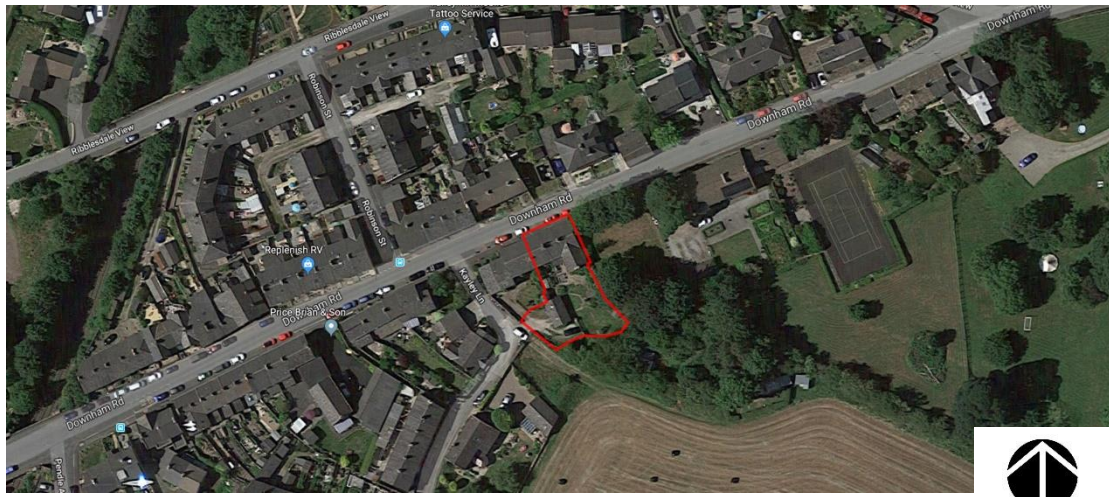


Figure 1, Downham Road, Google Street maps (2019)

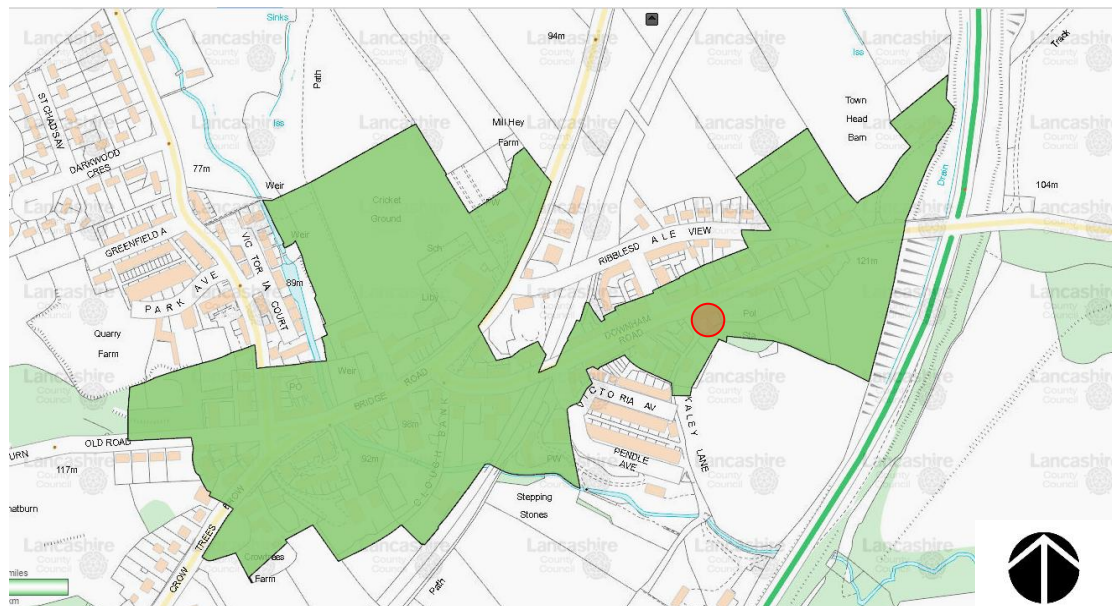


Figure 2, Chatburn Conservation Area, Lancashire Mario Maps (2019)

Planning History

No evidential planning history associated with the property.

Pre-application enquiry

RV/2019/ENQ/00002 dated 25.02.2020

Positive response with regard to the design proposal submitted. This application proposes no alterations to the original design

The proposal

The proposal demonstrates the demolition of an existing rear porch and the construction of two new single-storey rear extensions to the property.

The proposed extensions will have an eave's height of approximately 2.2m and an approximate ridge height of 3.0m; the extensions are rectangular in shape with dimensions of 3.3m x 4.5m. The proposed external materials comprise of natural stone walling to match that of the existing building. The roof will comprise of blue slate.

Internally the proposal will create additions living/Dining/Kitchen space.

Massing

The total curtilage of the site is 443m².

The proposed extensions have an overall footprint of 32m², taking up 7.2% of the overall site area.

Conclusion

This statement along with the supporting drawings, A100, A200 and A201 demonstrate the proposal for the removal of an existing rear porch and the erection of two new single-storey extensions to the rear of Townhead Farm House, Downham Road, Chatburn.

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