

## **SUPPORTING STATEMENT**

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APPLICANT: Mrs Li Fielding

APPLICATION ADDRESS: 24 George Street  
Clitheroe  
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PROPOSAL: Single storey rear extension, following demolition of the existing

This statement has been prepared to support the application for a single storey rear extension, following demolition of the existing, at 24 George Street, Clitheroe.

### **1.0 Site Location and Existing Dwelling**

The dwelling is an end of terrace property located on George Street, off Woone Lane.

To the rear and side of the terrace there is a large ginnel, which provides access for pedestrians and service vehicles to the rear of the properties along the row.

To the rear of the property there is a single storey out shot with a slate roof which comprises of a kitchen. The dwelling has been previously extended at single storey, with a white upvc structure, with PVC sheeted roof, which comprises of a dining area, store, wc and utility. There are timber rear access doors which open onto the rear ginnel.

To the rear of the property there is a small yard, which is only 3.4m<sup>2</sup>, which is accessed from the store.

The dwelling is not located within the Conservation Area or within a flood zone.

### **2.0 The Proposal**

The proposal is to demolish the existing upvc extensions, and to replace with a more traditionally built single storey extension, which will meet Building Regulations.

The existing kitchen outshot will be extended the full width of the existing dwelling, to form a larger kitchen area. With a slate roof to match the existing, with 2no velux windows, and a window to the rear, to provide natural light to the lounge and kitchen areas.

The proposed rear extension will be constructed with a flat roof, with roof lantern over the proposed dining area, and high level window (1.8m) to the side elevation. To the rear there will be a small utility, suitable for a washing machine and tumble dryer, with a side window to provide natural light and ventilation. WC to the rear which meets the requirements of PART M building regulations, for a visitable dwelling, with a small obscure glazed window to the rear elevation.

There is a pedestrian door with side light leading into the yard area from the dining area. The yard will be paved and the size is to increased to 6.3m<sup>2</sup>. A rear access gate is proposed, to ensure the yard area is secure.

The existing dwelling is constructed in stone and render, with slate roof, and white upvc windows and doors. The existing extension is clad in white upvc with pvc roof, which is not aesthetically pleasing on the street scene, and not energy efficient to the dwelling.

The proposal will be rendered 'off white', with pitched slate roof, and single ply flat roof to the rear. The windows and doors will be white upvc to match the existing dwelling.

## **6.0 Conclusion**

The proposal is a replacement of the existing, to create a more useable, secure, and energy efficient space to the existing dwelling. The footprint of the proposed is slightly smaller than the existing, and therefore will allow for a larger yard area. Providing secure storage for refuse bins and improving outdoor amenity for the property.

Windows to the side and rear elevation will be high level, or obscure glazed to ensure no overlooking to neighbouring properties, and security for the Applicant.

Overall the proposal is a reasonable adaptation to the property, and will be more in keeping with the area. It would not appear anymore prominent than the existing, and would not bring disharmony to the existing street scene. It won't have a significant impact on neighbouring properties.