

# Peter Hitchen Architects

Marathon House  
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BB7 9SE  
24<sup>th</sup> July 2020

## DESIGN AND ACCESS STATEMENT PROPOSED SINGLE STOREY REAR EXTENSIONS TO ROCKDALE, MAIN STREET, GRINDLETON.



THE STATEMENT SUPPORTS THE FORMAL PLANNING APPLICATION TO  
RIBBLE VALLEY BOURGH COUNCIL FOR THE PROPOSAL OF A SINGLE  
STOREY REAR EXTENSIONS TO ROCKDALE, MAIN STREET, GRINDLETON

## The Site

The property is located just off Main Street, Grindleton to the north east. The property is a derelict detached bungalow of poor disrepair. The property resides within a large plot and is enclosed to the north and south.

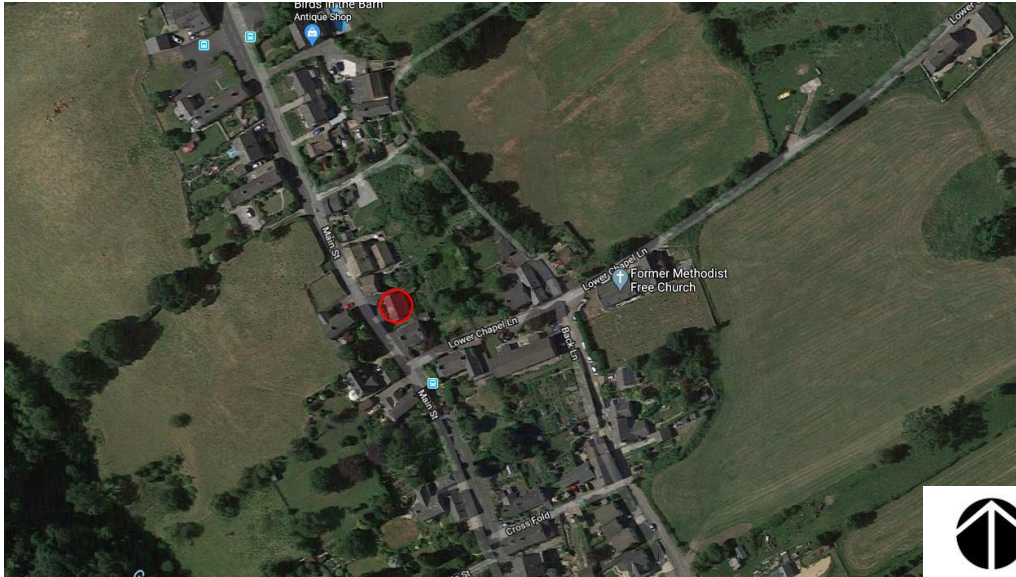


Figure 1, Rockdale, Google Street maps (2020)

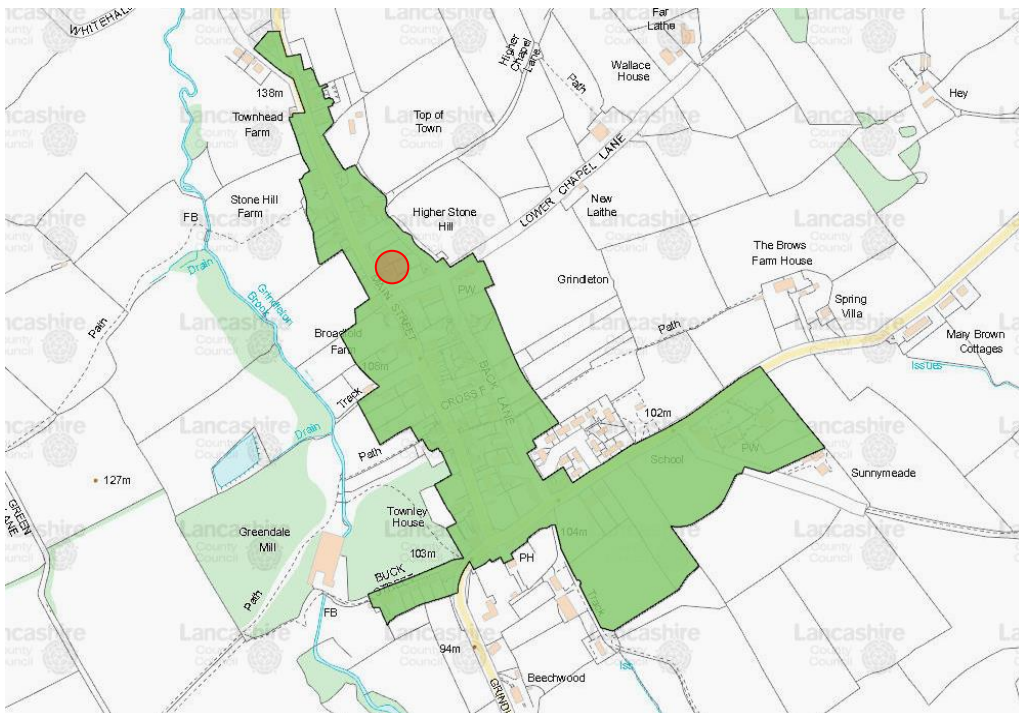


Figure 2, Grindleton Conservation Area, Lancashire Mario Maps (2020)



## Planning History

Local searches saw no record of historical planning applications related to this property.

## The proposal

The proposal demonstrates the demolition of an existing rear garage/workshop, this will make way for the construction of a new single-storey rear extension. The proposal also includes the replacement and construction of dormer windows to the front elevation of the property.

The internal alterations will result in the addition of one bedroom, making the dwelling a 3-bedroom detached bungalow.

## Massing

The total curtilage of the site is 865.7m<sup>2</sup>.

The proposed extensions have an overall footprint of 113m<sup>2</sup>, taking up 13% of the overall site area.

## Conclusion

This statement along with the supporting drawings, A1.1, A1.2 and A1.4 demonstrate the proposal for the removal of an existing rear garage/workshop and the erection of a new single storey extension to the rear of Rockdale, Main Street, Grindleton.

The proposal is deemed as a modest increase of the existing dwelling in relation to the overall site area. The impact of the proposal to the conservation area is deemed nominal as the building at present is in a poor state of repair and is deemed to not wholly contribute due to the conservation area or streetscape.

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