

SUPPORTING STATEMENT

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APPLICANT: Mrs Irene Amiet

APPLICATION ADDRESS: Knowle Top
Clitheroe Road
Pendleton
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PROPOSAL: Single storey extension

This statement has been prepared to support the application for a single storey extension, at Knowle Top, Pendleton

1.0 Site Location and Existing Dwelling

The dwelling is an old detached farmhouse, located in the foreground of Pendle Hill. There are no other dwellings within the immediate vicinity.

The property is accessed by an unadopted track, which is also a public bridle way.

The property is not listed and is not located within a flood zone or Conservation Area. The property is in the Forest of Bowland Area of Natural Beauty.

There has been two historic planning applications for the dwelling, which were both approved. 3/1991/0679 Alterations and Extensions. 3/1997/0771 New porch and lean to extension. There are no further details for these applications available on the public access system.

There is a holiday let on the site, which the Applicant obtained planning permission for in 2018. 3/2018/0085 Conversion of existing building to annexe including short lets for business use. This building is located away from the main dwelling.

The existing dwelling is constructed from stone, with a slate roof, with black fascia's and gutters. The existing windows have been recently replaced with aluminium in anthracite grey.

To the west of the two-storey dwelling there is a single storey protection, which comprises of two outbuildings / stores. To the east is the previously approved application for a single storey lean to and porch. To the north is a single storey protection, which forms an extension to the kitchen area.

To the north west corner of the dwelling, there is a small enclosed area within the domestic garden. This has a stepped garden wall constructed from stone, with single glazed timber windows, allowing an outlook across Clitheroe from the walled garden. It is currently raised from ground level with decking. It has an pedestrian gate which provides access to the western garden area and outbuildings. There is a small domestic pond, and a banking down to the access track for the holiday let.

2.0 The Proposal

The proposal is for a single storey extension, built within the enclosed area of garden.

The existing wall of the main dwelling, wall of the existing outbuilding and existing garden wall, will be used as part of the extension. Meaning only one wall is to be constructed to enclose the extension. The existing walls will be lined internally, to ensure they meet current building regulations. The proposed northernly wall will be constructed from stone to match the existing.

The proposed extension will form a new living area and will be opened up to the exiting kitchen / dining area. The finished floor level of the proposed will be lower than the existing dwelling.

The existing single glazed window opening, will be altered / made wider to form a bi-folding door opening, which will open onto the garden pond. This will provide views down the hill, and across Clitheroe, which the main kitchen area does not currently benefit from.

The northern elevation will have a large window, overlooking the garden. The existing pedestrian gate is to be removed and replaced with a window. All the new windows and doors will be aluminium to match the existing dwelling, and of similar proportions.

The proposed extension will have a warm flat roof, with a roof lantern to provide additional natural light. This will be finished in fully adhered single ply.

6.0 Conclusion

The proposal is a for an infill extension, in an existing enclosed area. It will allow for an open plan kitchen / dining / living area, which will provide spectacular views across Clitheroe. Overall making a more useable space for the dwelling.

The window openings and proposed materials will be in keeping with the existing dwelling.

Overall, the proposal is a reasonable extension to the property, and will not appear more prominent from the western elevation. It would not have an adverse impact or bring disharmony to the existing dwelling or area of natural beauty.