

DESIGN AND JUSTIFICATION STATEMENT

Planning Application for the
Proposed Extensions and Internal Alterations
To No.19 Bleasdale Avenue
Clitheroe,
Lancashire, BB7 2PF

Date: August 2020
Job ref: 6072

1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Clients Mr Kannan and Mrs Ramasamy, as part of a Householder planning application for the demolition of the existing single storey flat roof extension, erection of a single storey wrap around lean-to extension and associated internal alterations at No. 19 Bleasdale Avenue, Clitheroe, Lancashire.

It is to be read in conjunction with planning drawing Nos:

- 6072-01 Site Location Plan
- 6072-02A Existing Plans and Elevations
- 6072-03A Proposed Plans and Elevations
- 6072-04 Block Plan
- 6072-Design and Justification Statement
- 6072-Bat Survey

2.0 SITE

The property is located on Bleasdale Avenue which is accessed from Lancaster Drive off the B6243 Edisford Road. The site comprises of driveways suitable for the provision of two vehicular parking spaces and garden amenity areas.



3.0 PROPOSAL/DESIGN

The scheme facilitates the removal of the existing single storey flat roof extension to the side and rear of the dwelling.

A single storey wrap around extension with a lean to roof is proposed along the side and rear of the property. The existing glazed entrance porch is to be removed and reconstructed in brickwork. The extension and internal alterations will provide an enlarged kitchen, a guest bedroom with an en-suite, a family dining area and a prayer room.

The extension incorporates bi-folding glazed doors to ensure the area benefits from large expanses of natural light.

4.0 SCALE

The size and scale of the proposed extensions are proportionate with the existing dwelling and blends into the existing structure to ensure the extensions appear subservient to the existing property. The extensions do not impact or have a negative effect on neighbouring properties or their amenity space.

5.0 APPEARANCE

The design has taken reference from the surrounding context including the material selection to create a proposal that is in keeping with the existing property and area. Planning policy guidance has been adhered to with the integration of a lean-to roof to match the existing, maintaining the existing angle of the roof profile to the side extension to ensure the general form and shape of the original dwelling is respected and reflected in the extension to ensure the character of the property is maintained. This provides a positive visual impact and ensuring a positive relationship between the original property and extension when viewed from the street scene. In addition, the same eaves and verge detailing of the extension reflect that of the existing property.

A limited palette of quality materials such as Upvc white coloured windows, tile roof covering and facing brickwork to match the existing and neighbouring properties, integrated with simple and quality detailing are used to enhance the positive visual impact of the design. The proposed window sizes and positions are proportionate with the existing windows to provide symmetry throughout the property. The proposed window to the En-suite in the North West elevation is to be constructed from obscured glazing to ensure privacy.

6.0 CONCLUSION

In summary the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact, architectural design for the site and surrounding area and will complement the existing street scene. The extension will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure they are in keeping and harmony with the existing and surrounding properties. The proposed extensions do not compromise the amenity of adjacent properties, or their gardens and would not result in a loss of light. The site is within an established residential area in which similar sized extensions have been undertaken to properties in close proximity.