

## DESIGN AND JUSTIFICATION STATEMENT

Planning Application for the  
Proposed Demolition of the Existing Garage  
Erection of a Replacement Garage,  
Extension and Internal Alterations  
To No.6 Pendle View  
Grindleton,  
Lancashire, BB7 4QU

**Date:** January 2021

**Job ref:** 6078

## 1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Client Miss Hartley, as part of a Householder planning application for the demolition of the existing single storey garage structure, erection of a single storey rear lean-to extension, associated internal alterations and the erection of a replacement garage at No.6 Pendle View, Grindleton Lancashire.

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

- 6078 - 01A Existing Plans and Elevations
- 6078 – 02C Proposed Plans and Elevations
- 6078 – Site Location Plan
- 6078 - Block Plan
- 6078 – Bat Survey

## 2.0 SITE

The property is located on Pendle view which is accessed from Grindleton Brow. The site is located within the defined boundary of the Grindleton conservation area and comprises of an entrance driveway and garden amenity areas.



The scheme facilitates the removal of the single storey garage structure.



A replacement garage is proposed with a rendered finish, slate roof covering and UPVC windows to match the existing dwelling.

A lean – to rear extension is proposed with a rendered finish, incorporating a bi-folding door and rooflights to ensure the area benefits from large expanses of natural light.

The extension and internal alterations will provide a cloak, utility, snug and the creation of a spacious open plan living, dining and kitchen area.

## 4.0 SCALE

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

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 ensuring the general form and shape of the original dwelling is respected to ensure the character of the property is maintained. This provides a positive visual impact and ensures a positive relationship between the original property and extension is achieved.

## 5.0 APPEARANCE

A limited palette of quality materials such as Upvc white coloured windows, slate roof covering and render to match the existing and neighbouring properties, integrated with simple and quality detailing are used to enhance the positive visual impact of the design.

## 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. The extension and garage 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 proposals do not compromise the amenity of adjacent properties, or their gardens and would not result in a loss of light.