

SUPPORTING STATEMENT

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APPLICANT: Mr & Mrs Walsh

APPLICATION ADDRESS: 95 Ribchester Road
Clayton Le Dale
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PROPOSAL: Single storey front extension.

This statement has been prepared to support the application a single storey extension to form an entrance porch and cloakroom, at 95 Ribchester Road.

1.0 Site Location and Existing Dwelling

The dwelling is located on Ribchester Road, which comprises of a range of properties of all different styles and masses.

The dwelling is semi detached, with a hipped roof. There is an existing two storey side extension which has been set back from the main elevation. The property features a lounge and open plan kitchen and dining, with four bedrooms to the first floor. The extension was previously a garage, but this was converted into a snug / games room by the previous owners, although the garage door has been retained externally.

The property is half brick and half pebble dash render. With a slate hipped roof and white UPVC windows.

2.0 The Proposal

The proposal is for a single storey extension at the front of the dwelling. This will create a larger entrance porch, as the existing is quite narrow. The extension also includes a cloakroom, which can be used for the storage of outdoor footwear and clothing.

The lounge is currently a through route to the kitchen and dining area, from the main entrance. The entrance has no space for storage of shoes or coats. The proposal allows for a new door, so access can also be through the snug room. This also creates storage for outdoor footwear, which can be removed before entering the main living spaces.

The proposed will have a single ply (fully adhered) flat roof structure. The roof will continue down the side of the property, to create a covered canopy to the rear door, and this is to be cantilevered.

The existing property will be rendered in K-rend (off white), to match the front and side elevation of the proposed. This is similar in appearance to a neighbouring property. The inset of the porch will be finished in slate external wall cladding, which will make a feature of the proposed entrance.

The property features a large paved driveway, which accommodates 3 vehicles. The proposed extension will have no detrimental impact on the current parking provisions.

6.0 Conclusion

The proposal is for an extension, which is required to create a more useable entrance porch, and ground floor storage.

The proposal will have minimal impact upon local residential amenity and would not cause significant detrimental impact on the visual amenity of the area.