

DESIGN & ACCESS STATEMENT HERITAGE STATEMENT

for

SINGLE STOREY SIDE EXTENSION, AND FRONT PORCH

at

**RIBBLE DENE
SAWLEY BROW
CLITHEROE
BB7 4LF**

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1. Introduction

This statement is being made in accordance with the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006.

It sets out the proposed developments context in terms of planning policy, the design of the proposal and the issue of accessibility. The site is located on Ribble Dene, Sawley Brow and is within a Conservation Area.

The building is one of a pair of semi-detached bungalows dating from around 1960. Both properties have been extended and have dormer loft conversions. To the North of the site is a disused single storey bull pen shed and concrete yard.

2. The Application Site and its Setting

The application site is in a rural been the last in a row of residential properties.



Aerial photograph downloaded from Google Earth showing the site edged in red

3. Town Planning History

The site is within Sawley Conservation Area. A previous planning application for a larger scheme has previously been approved. (ref No. 18/0031)

4. Application Proposals

The proposed single storey extension and porch have been designed to reflect the

character of the original building in replicating materials, roof pitch and scale of the original building whilst also improving the standard of the building by using Oak support posts for the porch and window and doors to be Anthracite slim profile upvc frames. Most of the building work is related to the internal layout of the building in order to take advantage of the views as well as providing the living accommodation for the client.

The previously approved scheme was considered by the client to be too large for their needs.

5 Landscaping

No additional landscaping is to be provided to the already mature gardens as part of this application.

6 Parking

Existing parking arrangements to the rear area of the property is to be retained.

7. Access/Parking

No changes to the existing access arrangements are to be made as part of this application.

8. Conclusions

It is considered that the proposed single storey additions are suitable for the dwelling within the conservation area.

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