

DESIGN AND JUSTIFICATION STATEMENT

Planning Application for the
Proposed infill lean – to extension
And roof terrace
To No.1 Castle View
Clitheroe,
Lancashire, BB7 2DT

Date: April 2021
Job ref: 6096

1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Clients Mr and Mrs Bryan, as part of a planning application for the proposed infill lean-to extension and roof terrace at No.1 Castle View, Clitheroe, Lancashire.

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

- 6096 - 01 Existing Plans and Elevations
- 6096 - 02B Proposed Plans, Elevations and Section
- 6096 - Site Location Plan
- 6096 - Block Plan

2.0 SITE

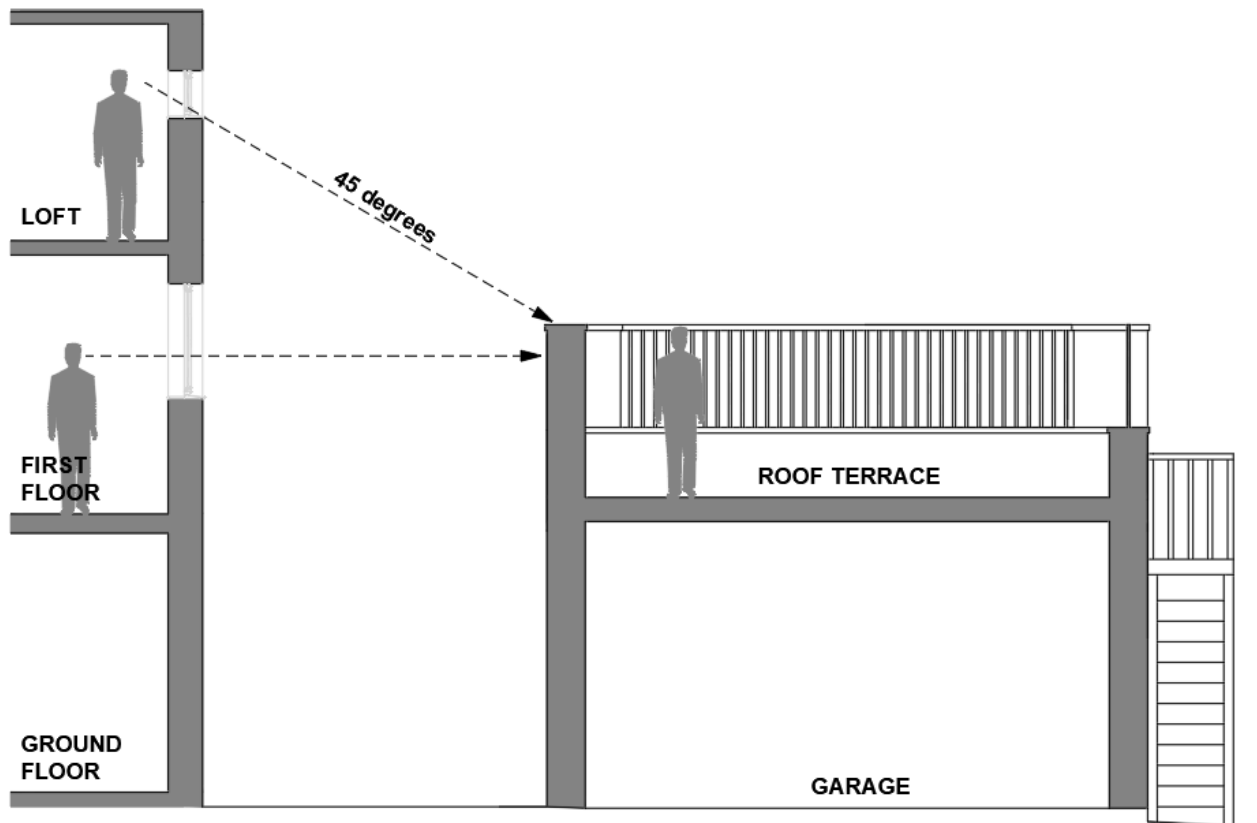
The property is located on Castle view which is accessed from B6243 Edisford road. The site is located within the settlement boundary of Clitheroe.



3.0 PROPOSAL/DESIGN

The scheme facilitates building up the existing boundary wall to the west elevation to conceal the replacement lean - to roof covering to the garage. The existing garage walls are to be built up in stonework to form a plinth to form the boundary of the roof terrace and required privacy walls 1.8m high.

The roof terrace has been designed to ensure privacy of neighbouring properties have been respected and to ensure there are no overlooking issues created from the implementation of the roof terrace.



The roof terrace incorporates natural stone walls with a cast iron painted balustrade and staircase, ensuring a classic/traditional appearance and style to match that of the period property.

The mass of the parapet walls forming the boundary to the roof terrace will ensure the acoustic transmission of any sound is negated when the roof terrace is being utilised.

An infill lean - to extension is proposed between the garage and dwelling to allow an enlarged garage for the provision of parking a camper van and to provide a utility area. The extension will be clad with insulated cladding to the wall and roof and will incorporate 3no. polycarbonate roof sheets to ensure the area benefits from large expanses of natural light.

4.0 SCALE

The size and scale of the proposed alterations to the existing garage and lean – to extension are proportionate with the existing and will blend into the existing structure to ensure the proposals appear subservient to the existing property. The height of the parapet walls forming the boundary of the roof terrace and highest point of the altered garage will be lower than that of the existing garage roof ridge height. The proposals ensure there is no impact or 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. This provides a positive visual impact and ensures a positive relationship between the original property, roof terrace and extension is achieved similar to other local schemes on Chester Avenue and Railway Terrace.

The boundary wall and section of garage roof that will be built up to form the parapet walls will be constructed in material to match the existing walls to ensure they match and blend into the existing. The implementation of the insulated cladding will provide an aesthetical contrast to the existing materials and will enhance the positive visual impact of the design.

6.0 PRE-APPLICATION ADVICE

Pre-application advice was sought for the proposed infill lean-to extension and roof terrace to engage from the outset with the local authority.

The Pre-application meeting was held on the 24/03/2021. Positive feedback was received from the planning officer with no concerns raised or issues/changes required to the proposals that needed to be addressed prior to submitting for planning approval.

7.0 CONCLUSION

In summary the proposals which forms the basis of this planning application have been designed to provide a positive visual impact. The extension and roof terrace 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 or cause any overlooking or noise issues.