

DESIGN AND JUSTIFICATION STATEMENT

For

The Proposed erection of a rear extension and loft conversion

At No. 32 Wilson Street

Clitheroe

Lancashire

Date: April 2021

1.0 INTRODUCTION

This Design and Justification Statement has been prepared on the behalf of Mr and Mrs Atherton, it has been prepared as part of a householder planning application for the removal of the existing rear extension and proposed erection of a single storey rear extension and loft conversion at No.32 Wilson Street, Clitheroe.

It is to be read in conjunction with planning drawing No:

- WS-01 Existing Plans, Elevations and Section
- WS-02A Proposed Plans, Elevations and Section
- WS-03 Site Location Plan

2.0 THE SITE

The property is located on Wilson Street which is accessed from Eshton Terrace, it is within walking distance of Clitheroe town Centre.



IMAGE 1

3.0 PROPOSAL

The property comprises of a terraced house, with the principle front elevation facing south east, with garden amenity areas to rear of the property.

The proposal comprises of converting the existing loft, construction of a rear dormer and erecting a single storey rear extension to the property to facilitate an enlarged kitchen/dining area at ground floor level and the facilitation of an additional bedroom and En-suite in the converted loft area.

The proposed loft conversion complies with Class B – additions etc to the roof of the dwellinghouse of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The size of the proposed single storey extension is 4.4m long and will project from the rear of the dwelling by 4.4m.

The size and scale of the rear extension will ensure the extension will appear subservient to the original dwelling.

4.0 APPEARANCE

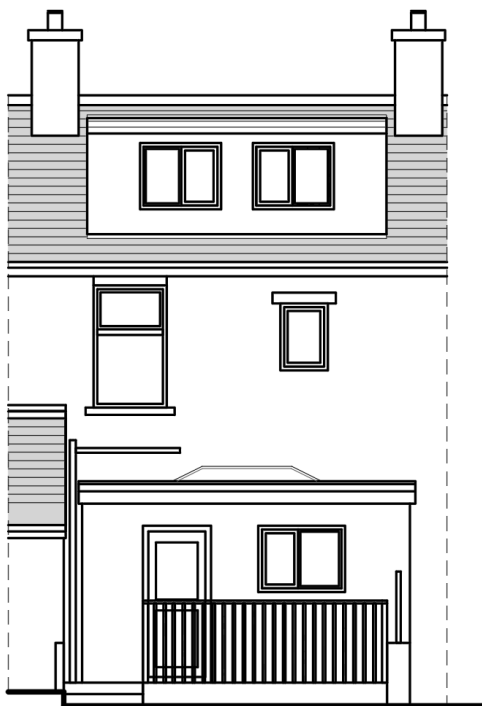


IMAGE 2

The design has taken reference from the surrounding context to create a proposal that is in keeping with the existing property and area. 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, providing a positive visual impact and ensuring a positive relationship between the original property and extension.

A limited palette of materials are to be utilised to match the existing materials of the dwelling such as Upvc windows and K-Rend rendered finish to match the existing dwelling and neighbouring properties.

5.0 CONCLUSION

In summary the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact and design for the site and surrounding area and will complement the existing dwelling. The extension will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure it is in keeping and harmony with the existing and surrounding properties. The loft conversion has been designed in accordance with Class B of the permitted development rights.