



**Professional Planning and Development**  
Member of the Royal Town Planning  
Institute



**Supporting Planning Statement**

Householder application for the insertion  
of 2 velux roof lights

**At: 17 Lawsonsteads, Brookes Lane, Whalley**

On behalf of: Mr A. Ah Chin Kow

**May 2021**

## 1. The Application Site

- 1.1 17 Lawsonsteads, Brookes Lane is an attached barn conversion which formed part of a planning approval in 1999 (3/1999/0928). It is a gable property being attached to No. 19 and is an attractive stone built dwelling with a traditional catslide roof. There is a large rear garden area with a dividing fence and low level shrubs to No. 19.



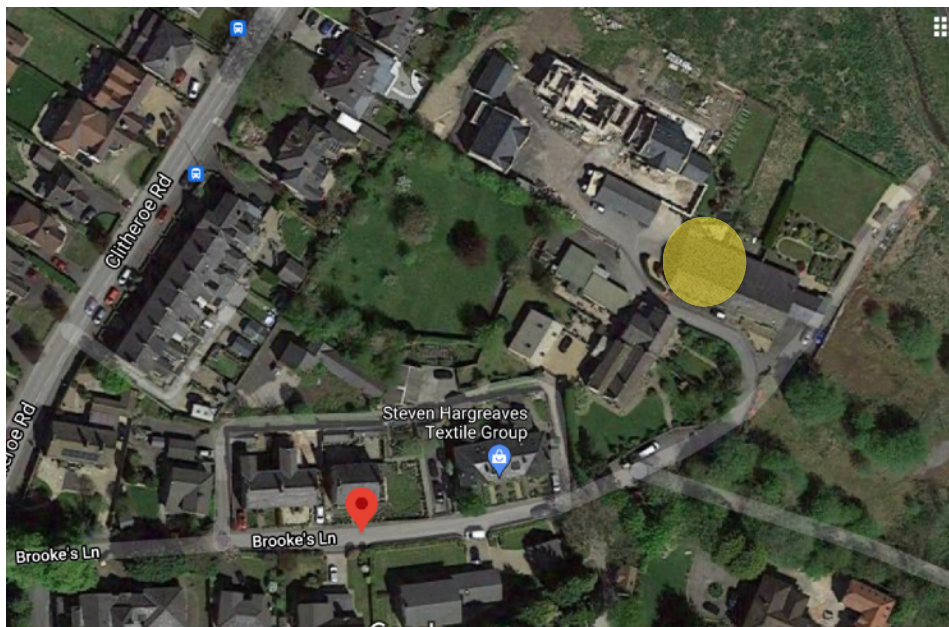
**Photograph 1:** existing rear elevation with indicative location of the proposed velux



**Photograph 2:** existing rear elevation

## 1.2 Surrounding context

The site is within a predominantly residential area located off Clitheroe Road. The immediate site of the former Lawsonsteads farm has changed considerably over the years with various infill developments.



## 2. Planning History

There is a wide range of planning history for the site and wider association with Lawsonstead Farm. Of most relevance is:

**3/1999/0928** - conversion of stone barn to form 3 dwellings with gardens and garages

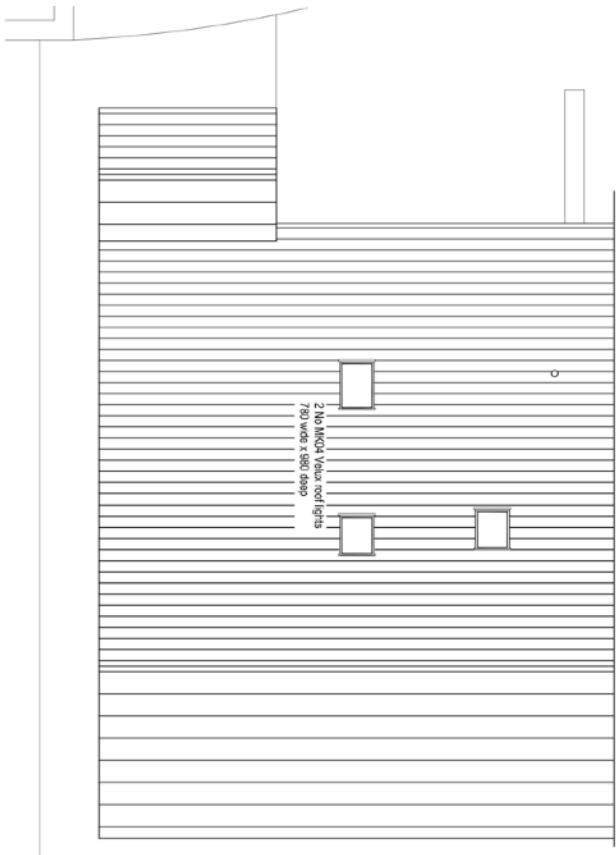
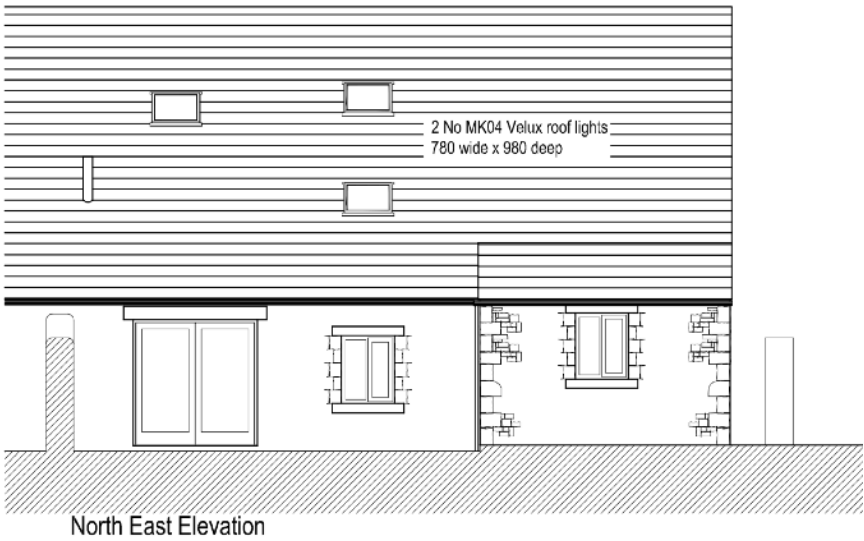
As part of the conditions on the permission, Permitted Development was removed for works to the roof, hence why this application is being submitted.

## 3. The Proposed Scheme

- 3.1 The proposal comprises the introduction of 2 velux roof lights to the rear roof slope of the property. Each of the velux roof lights will measure approximately 78cm in width and 98cm in length.

The higher of the 2 proposed roof lights will be to serve a landing and the lower to serve a lounge area.

Plan Extracts: not to scale



### 3.2 **Design and Appearance**

As the velux are to be sited to the rear of the property, there is no alteration to the appearance of the dwelling from the front elevation and street scene on Brookes Lane. The sizes of the windows will be marginally larger than the ones which are already in place (72cm in width and 92cm in length) and will be sited one below the other in a uniform manner.

### 3.3 **Residential Amenity**

It is not considered that there will be any detrimental impact caused by the proposal in terms of overlooking. The hallway window will not serve a habitable room and whilst the lower velux will serve the lounge area, given the position of the window it is not considered there will be any issues of overlooking in line with Policy DMG1.

## 4. **Conclusion**

The insertion of velux roof lights on a dwelling such as this would normally be able to be carried out under Permitted Development.

The proposals are minor in scale and will create much needed natural light into parts of the dwelling. The proposals have no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.