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PROPOSED EXTENSION TO LEASIDE, MIRE ASH BROW, MELLOR



This statement supports the formal application which demonstrates a proposal for a two-storey rear extension to the existing bungalow at Leaside, Mire Ash Brow, Mellor. Following the most recent planning refusal.

The site

The site is within the green on Mire Ash Brow, Mellor. There is access direct from the lane via the Leaside property drive. The site is defined by its seclusion from the lane and would be somewhat concealed by the existing sloping topography of the site.

Planning History & Consultations

The planning history for this site is as follows;

3/1996/0531 - KITCHEN & CONSERVATORY EXTENSIONS AND RE-ROOFING - APPROVED WITH CONDITIONS.

3/2016/0869 - FELLING OF HORSE CHESTNUT TREE - PERMISSION NOT REQUIRED

3/2020/0590 - PROPOSED RECONFIGURATION OF EXISTING THREE-BEDROOM DWELLING INCLUDING TWO-STOREY, FLAT-ROOF GLASS EXTENSION TO SIDE AND SINGLE-STOREY, ONE-BEDROOM ANNEX TO SIDE. - REFUSED

APP/T2350/D/20/3261174 - DISMISSED

3/2021/0270 - PROPOSED RECONFIGURATION OF EXISTING THREE-BEDROOM DWELLING INCLUDING TWO-STOREY, FLAT-ROOF GLASS EXTENSION TO SIDE AND GLAZED LINK TO EXISTING GARAGE WHICH IS TO BE USED AS A BEDROOM. RESUBMISSION OF 3/2020/0590. - REFUSED

The proposal to which this planning statement relates to is a re-design of the most recent planning refusal in order to address the reasons for the refusal and in particular the concerns raised in the delegated report.

The Proposal

The proposal shows a new two storey extension to the rear of the property (rear defined by the existing entrance), as well as alterations to the principal elevation facing Mire Ash Brow. The extension as proposed is a 26.8% increase on the original buildings volume (not including the existing conservatory extension or existing garage). As a general rule by RVBC it is acknowledged that volume allowances are limited at 30% above the original volume, this means that the proposed extension will not result in a disproportionate addition over and above the size of the original building and is considered to be in accordance with paragraph 145 of the NPPF. The extension has been re-designed in line with the planning officers' comments from the most recent refusal 3/2021/0270. It is clear when looking at the previous proposal the design has been changed significantly in order to appear more subservient to its host, this includes the removal of the link to the existing garage as well as the reduction in scale, size and form of the two-storey extension.

The planning officer gave the opinion that the previous proposal would result in the original property being "*dominated and overwhelmed*". Making particular reference to the proposed flat roof of the previous extension proposal "*it would not complement the design of the application property and the proposal would be a bulky, incongruous, and disproportionate addition*". The alteration from the flat roofed extension to the gabled extension (which is to be set down from the main ridge of the house) proposed in this application should satisfy this concern, as it demonstrates a more traditional and in keeping roof form.

The external materials proposed are to match the original bungalow, the existing render is to be removed and replaced with a K-Rend finish and stone re-clad in order to improve the overall look of the property.