

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
02.07.21

DESIGN STATEMENT

RESUBMISSION

ALTERATIONS AND REAR EXTENSION AT CUTTOCK CLOUGH FARM, SLAIDBURN ROAD, WADDINGTON

The site

The site is an existing detached dwelling located within the AONB within an existing area of other similar dwellings and conversions.

The house is positioned close to an existing stream (Cuttock Clough) and sits within a large curtilage which includes deciduous woodland. The house has an attractive traditional farm house character to the front elevation.

At the rear the property has been subject to a rather incongruous two storey extension which has created an unattractive juxtaposition where the extension roof meets the existing roof.

Planning History

This application is a resubmission following planning refusal in 2021 (planning reference 3/2021/0212) and subsequent communication with the case officer

The proposal

The proposal is to alter the existing rear extension by creating additional space on two floors and improving the architectural aesthetic by creating a traditional gabled extension utilising existing floor space at ground and first floor.

The drawings demonstrate similar materiality to the existing house with random stone, natural stone roof as well as roof lights to improve the daylight provision to the rooms.

As the works are at the rear there is no impact on the essential characteristics of the property. The internal alterations only serve to improve the function of the house as a family dwelling.

Drawings which accompany the proposal :-

PHA/524/100 Existing and Proposed Plans
PHA/524/200 Proposed Plans and Elevations
Location plan
Supporting visuals of the proposal



View looking at the rear of the property from the lawned area



View looking down from the raised area

