

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
22/09/2021

DESIGN STATEMENT FOR AN ANNEXE ON LAND WITHIN THE RESIDENTIAL CURTILAGE AT CLIVEDEN, SANDY BANK, CHIPPING





This statement supports the planning application demonstrating the potential construction of a detached 2 bedroom annexe within the garden of Cliveden, Sandy Bank, Chipping.

The proposed annexe is to accommodate a form of independence for the applicant's 18-year-old disabled son within the grounds of their family home as well as overnight help from employed carers. The supplementary statements attached explain the individual's needs in more detail as well as the design decisions that have been made.



The drawing PHA/A101 shows the existing site plan. PHA/A102 and PHA/A200 show the proposed site plan and the floor plan of the annexe with forecourt and access off the common drive.

The site is part of a large garden located on the edge of Chipping which is within the Area of Outstanding Natural Beauty (AONB).

The proposal utilises only a small proportion of the garden area and has no impact on the residential amenity of the applicant's property or the neighbouring houses. The position is adjacent to the existing host dwelling and garage.



Planning History

Planning Application - Application 3/2015/0887 - Alterations and extensions to form five-bedroom dwelling. Approved with conditions.

Pre Application Enquiry - Ref: RV/2021/ENQ/00067 - New dwelling

Supportive response as an annexe in relation to the host dwelling, which would be legally tied to the property.

Layout

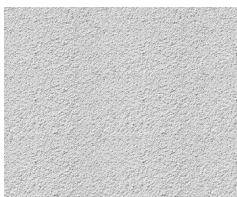
The proposal is all on one level and consists of an entrance hallway, living space, study/sensory room, bedroom, bathroom and a second bedroom with ensuite for a carer. A small kitchenette will be fitted in the annexe as it will have shared use of the main house's kitchen and utility room.

Massing

The scale of the proposal will be subservient to Cliveden, Sandy Bank farm and the position within the plot respects the setting. The floor plan area of the proposed new dwelling is 115m².

Materials

The proposal will include a variety of materials which will take into consideration the local vernacular and the surrounding buildings that exist within the area.



K render



Stone window
Surrounds



Stone quoins



Natural slate

Please refer to the 1:1250 location plan (PHA/A100), planning drawings (PHA/A101, PHA/A102, PHA/A200), supplementary statement and the applicant's statement.

Darcey Charnley
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