

PLANNING STATEMENT

Dale Hey Bungalow Preston Road Ribchester PR3 3XL

Introduction

Dale Hey Bungalow we believe was built in the 1930's It was acquired by my clients along with the field to the side in 2010.

A detached garage was built under permitted development in 2013.

In 2017 planning permission was granted REF: 3/2017/0813 for a new road access and driveway to the garage. No one has lived at the property for some time and the property is currently boarded up in a state of disrepair.



Pictures above show the property at present.

The Proposal:

Outline planning permission with all matters reserved is sought for the demolition of the existing bungalow and the erection of a 4-5 bedroom stone house. The existing garage will remain as existing for use by the new dwelling house.



The picture above for illustrative purposes is something suggested that would be in keeping with the area and would be a suitable addition to Preston Road. It would also match the existing stone built garage.

The new dwelling can be accessed via the access drive to the detached garage and there is space for ample parking on site.

The demolition of the existing dwelling and the building of a new property would make use of an unused and over grown plot and enhance the street scene.