

SUPPORTING STATEMENT

Proposal

Retrospective application for the erection of a raised decking area at 15 Sycamore Walk, Clitheroe.

Description of site

The property is a 4 bed detached dwelling, built from art stone and concrete tile roof covering. Planning permission for the construction of the dwelling was gained under approval 3/2016/0328.

The property benefits from a large residential curtilage, with the front of the property facing east onto a cul de sac with the rear facing north onto a tree lined boundary.

The site topography steeply slopes across the site from south east to north west.

Proposal

The proposal seeks (retrospective) approval for the erection of a raised decking area to the rear of the property to facilitate a level external amenity area. The raised deck extends out from the rear elevation 4m and runs across the full rear elevation circa 12m. The proposal is for a domestic extension.

Permitted development rights were removed as part of the original planning consent, meaning planning consent should have been sought for the erection of the raised deck prior to its installation.

The raised decking is constructed of dark brown composite decking boards with a clear glass balustrade system, formed on treated timber sub frame.

The raised deck is not visible from the front of the property. The design and material selection are appropriate for this type of proposal and contribute positively to the setting of the dwelling.

The proposal does not compromise the amenity of adjacent properties and does not result in a loss of light or increase any overlooking concerns. The existing mature tree line to the curtilage of the application site provides ample screening to the property and decking.

The raised deck was constructed between November 2019 and February 2020 with no objections having been submitted to the Council.

There are no impacts on to highways or ecology related matters.

Summary

The raised deck provides a positive visual impact and design for the site and surrounding area. The proposal does not compromise the amenity of adjacent properties and does not cause a loss of light.