

Supporting Statement

Application address

49 Dale View
Billington
Clitheroe
BB7 9LL

Site description and area

The above property is a detached, 4 bedrooomed, 2 storey property, sited on a corner plot off Dale View, Billington. The property consists of art stone walls, brown uPVC windows and concrete tiled roof.

The surrounding area is predominantly residential and does not form any designated land or have any listed building status.

The property is well screened with substantial mature tree planting to the rear and side.

Proposed development

The proposed application seeks approval for the construction of a dormer window to the rear roof scape of the above property, and the conversion and extension of the existing double garage.

The dormer window will measure 7.6m in length and protrude 3.2m out from the existing roof plain. At its highest point the dormer window will measure 2.1m from its base to the top of the roof. The total volume of the proposed dormer will be 26.8m³.

The dormer roof window will facilitate the conversion of the existing roof void to create two bedrooms with shared shower facility.

The dormer roof window can be classed as permitted development. The volume does not exceed the upper limit of 40m³ as set out in the GDPO. The roof of the proposed dormer does not exceed the original roof ridge line. The original eaves line is maintained and not altered. The dormer is set in from each gable.

The garage will be extended to its side with the addition of a 3.1m wide single storey extension. The side/gable dimension to the extension will remain the same as the existing, meaning that the front and rear wall build lines will not be affected by this application. The ridge of the extended part will tie in with the ridge of the existing garage. The existing garage will be converted into a garden room with the extended part providing a single car width garage. The existing garage will feature two windows within the front elevation to the existing garage door opening which will be blocked up, and the insertion of a new 'up and over garage door' to the extended part.

As a part of the garage conversion the existing double drive will be widened to facilitate the parking of 2x additional cars to allow for 4x off road parking spaces with associated drop kerbs onto the highway.

Materials

The dormer will be clad in dark grey horizontal cladding with the roof finished in standard flat roof single ply membrane.

The garage extension will be constructed in similar facing materials as the existing garage. Walls be cut coursed artstone with roof clad in concrete interlocking tile.

Amenity

The dormer window will not result in any additional overshadowing as it is positioned below the existing ridgeline of the property. The dormer will feature windows within the rear elevation which do not overlook any existing property. As set out in the above section, the dormer will be subservient to the existing property.

Dormer is a feature of the local vernacular and building pattern and would be an appropriate addition.

The garage conversion will not have any significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. In reality there will be a slight improvement in these terms as the widened driveway will increase off road parking for the applicant and their family.

The materials chosen for the extension are appropriate for their intended use and are sympathetic to the local vernacular and existing property.

Summary

The proposed development will not result in any significant impact on the residential or visual amenity of the area.