

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**  
Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
19 October 2022

## **DESIGN STATEMENT**

### **PROPOSED SINGLE STOREY EXTENSION AT 23 THE GRANGE, WILPSHIRE, BLACKBURN, LANCASHIRE**

This statement has been written to support the householder planning application for a single storey rear extension to the existing dwelling.

#### Site

The house is positioned within a large plot at the entrance to The Grange. There is a detached dwelling adjacent to the South boundary which extends beyond the back wall of the applicant's property. The garden area of 23 The Grange is set down at the rear from the ground floor level of the house.

The house is two storeys and is finished in coursed stone with a natural slate roof. The rear of the property has a predominantly blank façade.

#### Proposal

The proposal demonstrates a subservient rear single storey extension which takes advantage of the site levels to enhance this aspect and provide much needed additional space.

The drawings show how the extension provides an elegant addition to the property and has no impact on the adjacent property by virtue of its positioning and design language. The extension has rendered walls (stone grey) and a standing seam zinc roof to enhance the low profile. The walls incorporate large areas of glazing and externally paved areas link the extension to the garden.

There has been a previous refusal for a single storey extension on the same footprint as this new design (app ref -3/2020/0629). This new proposal is significantly different with regard to the design language and overall height. The refused proposal had a ridge height of approx. 4.6m in comparison with the new design which has a ridge height of 3.1m from the finished floor level.

We request that this is now re-assessed on the basis of this new proposal in conjunction with the personal circumstances of the applicant.

It's apparent from the proposed site plan that the extended house is still a modest footprint within the overall site area.