



6 Church Raike, Chipping

## **Application For New Window** Supporting / Heritage Statement



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## **Planning Statement**

### **Proposed New Window, 6 Church Raike, Chipping.**

#### **Introduction**

This Planning Statement seeks to demonstrate that the proposal is appropriate within the conservation area and not contrary to any relevant Development Plan Policies.

The statement will analyse the site, detail the proposal and assess this against the impact upon the conservation area.

#### **Site and Property Description**

The site is located on the north side of St Bartholomew's Church, on the approach into Chipping from the rural outlays of Parlick and Fairsnape Fell.

The site is bounded to the east by St Bartholomew's churchyard, the south is attached to no 4 Church Raike and to the north is a detached bungalow some 12m away. The front of the property faces to the west across a small planted frontage onto Church Raike and a green area of open space beyond.

The property is on the boundary of Chipping Conservation Area and is noted as a building of townscape merit.

The site is occupied by the property with a small path/ yard area to the rear, a more generous garden area to the side with a detached garage and parking. It is adjacent and attached to 2-4 Church Raike, which are listed.

The existing building is a small, stone built cottage which is 2-storey in height with a lower roofline than its adjoining neighbour no's 2-4. The main property has a duo pitched roof, with a single story side addition (previously converted garage) which has a lean-to roof. Both have slate tiles, stone walls and timber windows with stone heads and cills. To the front elevations are projecting floor to ceiling bay windows with slate canopies.

#### **Planning History**

In 2001 a Certificate of Lawfulness was granted for the conversion of the garage to Dining Area, WC and Lobby with parking area in the front garden – 3/2001/0568

In 2013 permission was granted for a single story rear extension of utility space with removal of a NW facing roof slope and door – 3/2013/0097 – followed by discharge of conditions pertaining to this permission.

## **Proposed Development**

The applicant wishes to provide a ground floor shower room, providing a larger cloak room / wc. It would be advantageous to have an opening window for both light and ventilation.

It is proposed to replicate the existing adjacent window opening with matching stone head, cill and jamb detailing. The proposed window will have obscure glazing.

## **Summary/Conclusion**

The proposal is for the insertion of a new window and opening.

The affected elevation is set back approx. 9m from the road and well screened by garden planting.

The proposal will have no detrimental impacts on the building, local area and surroundings, local residents, infrastructure, etc.

It is therefore considered an appropriate addition to the property.