

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**

Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
9 December 2022

**Statement to support the planning resubmission  
Proposed demolition of existing single-storey extension and  
replacement with single-storey extension and first-floor extension  
onto existing coach house**

**Prospect House  
Church Brow  
Clitheroe**

Following the planning refusal dated 8 November 2022 (ref – 3/2022/0520) this statement is written to support the resubmission which addresses the principal reason which states that the previous design would *‘result in harm to the Heritage Assets by virtue of its scale, design and materials contrary to Key Statement EN5 and Policy DMG1 Ribble Valley Core Strategy 2008-2028’*

The delegated report raised concerns with a glazed link to the existing two storey annex, the materiality, the glass balustrading and the raised terrace area. This resubmission demonstrates a re-design which has removed all of these elements. The boundary wall will be enhanced by the removal of the rendered (former extension) wall face and replaced with a natural random stone to match the existing which will form the materiality for the extension to the two storey annex. The amended elevation drawing shows the alterations and the massing.

Consultations occurred between ourselves and the case officer in advance of the decision and subsequently following the refusal notice in order to seek clarification and remove any ambiguity with regard to the proposal.

The extension to the annex now has a reduced area whilst maintaining the provision of a stair well internally to provide the link between the kitchen and the upper floor. The proposal shows a significant improvement to the aesthetics and materiality facing St Mary’s Street at the rear

Regards  
Peter Hitchen

