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Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

04/01/2023

PLANNING APPLICATION STATEMENT

**PROPOSED SINGLE STOREY FRONT EXTENSION AT 14 HIGHERFIELD , LANGHO ,
BLACKBURN , BB6 8HQ**



This statement supports the planning application submitted to RVBC for the construction of a single storey front extension to an existing dwelling. This design has been facilitated by the need for an accessible entry due to health conditions relating to the occupants as explained within the accompanying applicant statement.

Location

The property is located in the cul-de-sac of higher field in langho. The property is sited on a large site with plenty of room for the proposed extension.. The houses in the cul-de-sac are of different styles and lacking an overall street scene.

Proposed Design

The design and materiality are designed to be in keeping with the existing materials and design styles that already exist on the property. The proposal incorporates an accessible entryway with a location to place a mobility buggy as well as a larger room to the front which could be converted into a bedroom/wet room if the need arose. The roof of the proposed extension is a monopitch roof running back towards the house and there are 2 proposed Velux rooflights in this roof. This design is of a genuine need and will facilitate the applicants being able to live at their house for the rest of their lives whilst dealing with the issues outlined in the applicant statement.

Dimensions: The proposed extension is 4.020 meters wide in line with the current structure and is 3.320 meters long protruding away from the existing dwelling. The eaves of the roofline is 2.310 meters and the ridge point where the roof connects to the existing dwelling is 3.500 meters.

Construction: The extension is proposed to be constructed from brickwork to match the existing house. The roof is to be of a matching roof tiles to the existing roof finishes already present . All windows are to be upvc to match the existing roofs of the house. The doors will be UPVC and glazing which are like for like materials as what are currently present on site.

Accessible pathway: There will be an accessible pathway added from the existing driveway to allow a level access into the existing house. This will be in the form of a ramp to a level access doorway.

Documents to be used in accordance with this:

PHA/A0.1 LOCATION PLAN

PHA/A1.1 EXISTING SITE PLAN

PHA/A1.2 PROPOSED SITE PLAN

PHA/A2.1 EXISTING FLOOR PLAN

PHA/A2.2 PROPOSED FLOOR PLAN

PHA/A3.1 EXISTING ELEVATIONS

PHA/A3.2 PROPOSED ELEVATIONS

PHA/A5.2 PROPOSED 3D VISUALS

Applicant Statement

10 January 2023

Luke Woodison

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