

# Peter Hitchen Architects

Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
11/01/2022

## **SUPPORTING DESIGN STATEMENT PROPOSED EXTENSIONS AND ALTERATIONS AT 10 MANOR ROAD, WHALLEY, LANCASHIRE**

**This statement is written to support the Householder planning application for the approval of the proposed extensions and alterations to the existing semi detached dwelling. This application follows the Lawful Development Certificate application for the hip to gable and rear dormer works approved on 22 November 2022 under application reference 3/2022/0854**

### **Proposed works**

The house is within an established residential area in the centre of Whalley and is located on a corner plot adjacent to a public footpath which links Woodlands Park with Manor Fields. It is in very poor condition and has been unoccupied for a few years. The house has good garden areas to the front and rear and is of traditional construction. The neighbouring property has previously been extended. The proposal demonstrates a redevelopment to maximise the potential to create an improved family home within the curtilage. The works demonstrate the roof being altered from a hipped construction to a gable with a rear dormer as detailed within the lawful development application. At ground floor level a new wrap around flat roof single storey extension is proposed which replicates the footprint of the existing massing.

An existing double garage is to be demolished and replaced with a new garage with home office in the roof space. The position has been adjusted to create more open space to the side of the house.

The materiality combines natural slate with a standing seam zinc finish to the dormer with a mixture of render/composite timber boarding and brickwork to the remaining areas including the garage as detailed on the drawings.

There are no alterations proposed to the access and vehicle parking will remain unaffected

### **Refer to the following application documents drawings**

Location plan  
Existing site plan  
Proposed site plan  
Existing plans and elevations  
Proposed plans and elevations  
Construction method statement  
Highways consultation letter (14/03/2019)