

Ref: 2335/HS
Client: Ms Amin
Project: Single storey rear extension
Site: 9 Brooke's Lane, Whalley, Clitheroe, BB7 9RG

Design, Access and Heritage Statement

The application site is located in Whalley, a small town and civil parish in the Ribble Valley on the banks of the River Calder in Lancashire. Whalley is situated about 3 miles south of Clitheroe and 6 miles north-east of Blackburn.

The property is located on Brooke's Lane a residential street which lies within the Whalley Conservation Area.

The property is noted as 'Buildings of Townscape Merit' within the conservation area.

The Property & Site

The site dwelling is a mid-terraced double-fronted property with three floors.

The ground floor consists of habitable living room, dining room and kitchen. A single storey conservatory is located at the rear and sits next to a single storey off-shoot store outbuilding.

The external facing materials consist of brick walls (painted white on rear elevation), slate roof, timber windows (front), UPVC windows (rear), timber doors and black/grey UPVC rainwater goods.

The site has gardens to the front and rear plus a detached garage and parking spaces to the rear accessed via a private road.



No 9 Brooke's Lane (front elevation)



No 9 Brooke's Lane (rear elevation)

Planning History

Planning Applications (from Ribble Valley web portal)

Application Ref: 3/1990/0181 - Off back street to rear

Design & Use

The proposal is to demolish the existing conservatory and off-shoot store outbuilding and replace it with a new single storey rear extension.

The extension will form a new kitchen & dining area and will be 5.6m wide x 4.0m deep. The height will be 3.1m.

The proposed external facing materials will consist of render (off-white) walls, single ply membrane (or GRP) flat roof, UPVC window and doors. Rainwater goods will be black UPVC.

The gardens to the front and rear will remain as will the detached garage and parking spaces.

Scale

The size and scale of the proposal is similar to the existing conservatory.

Conclusion

The proposed extension is located to the rear of the property and will have no impact on the characteristics of the conservation area in general.