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Proposed Alterations, 4 Branch Road, Mellor Brook – Supplementary Planning Statement

Please find attached the Householder Planning Application for the proposed extension and alterations the above private dwelling.

The application comprises a number of proposals.

1. A two storey extension to the north side elevation. At present this section is single storey. It is proposed to widen the existing building, and add the second storey, extending out to the rear.
2. A single storey extension to the south side elevation.
3. A second storey extension on the south end of the rear, east elevation.
4. A conservatory extension at ground floor one the rear, east elevation.

Prior to being used as a dwelling the premises, it served as a newsagents shop, the change of use to a dwelling being approved in June 2003 – app.no. 3/2003/0453.

A second storey extension to the rear of the dwelling was approved in May 2012 – app.no. 3/2012/0260.

The proposed extensions in the accompanying application, constitute an increase in total floor area of 46%. The ground floor footprint is increased by 42m² (35% of the ground floor area).

The north side extension is set back from the main front, west elevation and the ridge is set lower than the main roof. The clay lean-to roof detail at ground floor level is replicated on the extension.

The south side extension is set back from the front elevation and has a flat roof to minimise the visual impact on the front elevation.

The second storey extensions on the rear, east elevation are flat roof designs at the eaves height of the existing hipped slate roof. This again has been design to minimise impact on the rear elevation and the roof arrangement. The introduction of pitched roof design to either side of the existing central section would result in a mismatched, varied height roof arrangement, with complicated valley details, and was considered to be detrimental to the aesthetic of the rear of the building.

The conservatory is designed to have minimal impact on the rear ground floor elevation and is of a simple lean-to design with a dwarf brick wall plinth.

There are 2no trees in the rear garden area, located at the north east corner of the dwelling. They are approximately 6.5m height, semi-mature Alaskan Cypress trees, a non-native species, and are to be removed as part of the development. At present they present a significant overshadowing impact on the rear of the adjoining property, 6 Branch Road.

Reference has also been made to a previous planning approval at both 'Camberley' Branch Road, Mellor Brook in preparing the design. The approved application was for a 2-storey side extension, a single storey side extension, and a conservatory (co-incidentally an increase in floor area of 46%) – app.no. 3/2017/1014, approved in February 2018.

It is considered that the proposed scheme for 4 Branch Road, Mellow Brook is not detrimental to either, residential amenity or visual amenity of neighbouring property.



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1st March 2023