

Ben Craven Architects.



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27 Pendle Drive | Whalley

Planning Statement | February 2023

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Previous Revisions

Issue	Date	Status
01	28/02/2022	Planning Submission

01. Introduction.

Site Location

Site Location:

27 Pendle Drive
Whalley
Clitheroe
BB7 9JT

Date Prepared:

February 2023

Applicant:

Mr & Mrs Fletcher
27 Pendle Drive
Whalley
Clitheroe
BB7 9JT

Agent:

Ben Craven Architects
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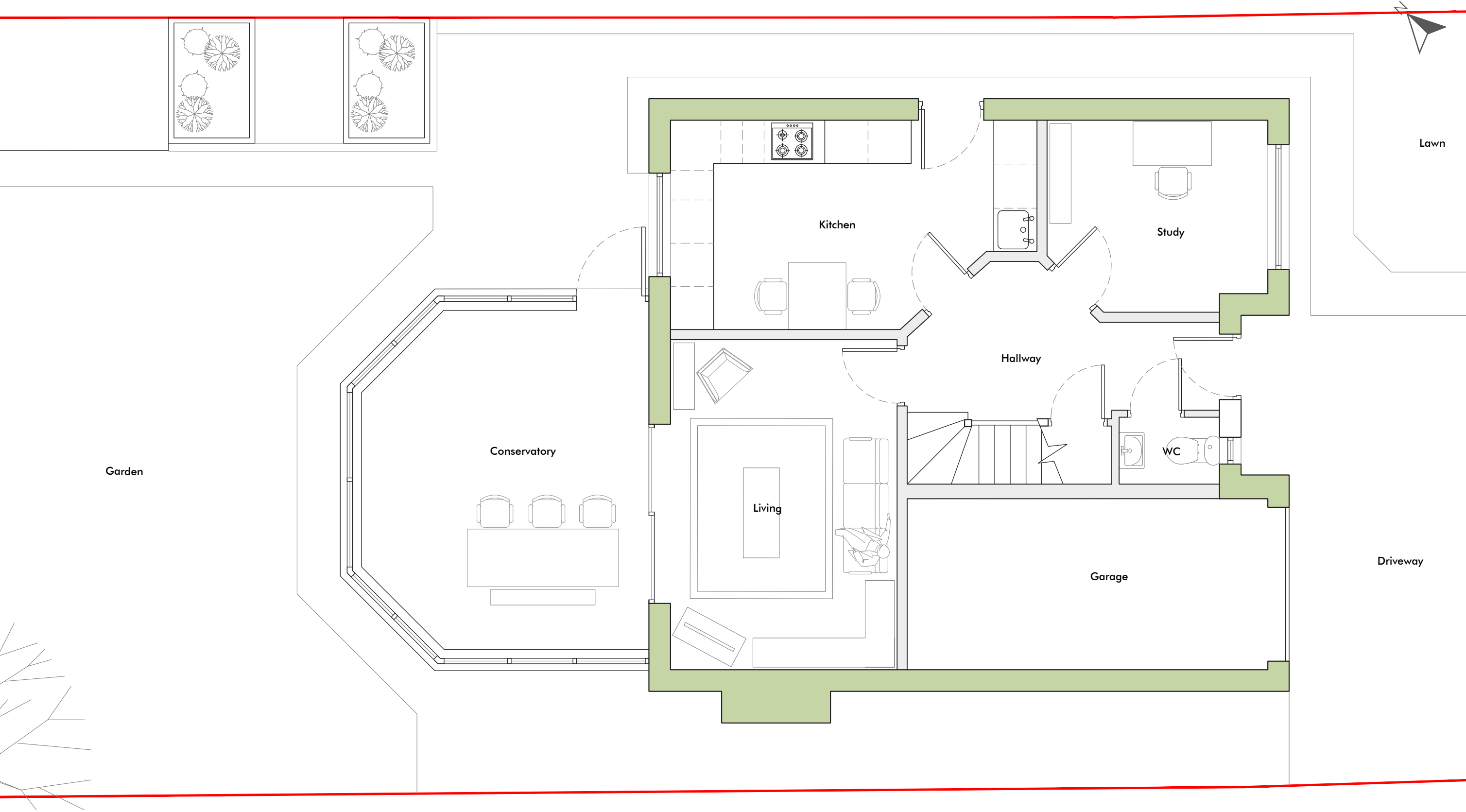
Development:

The proposal is for a first floor rear extension with internal reconfiguration. The proposal replaces the existing conservatory with a high quality full width extension that improves the internal spaces.



02. Existing Site.

Existing Site - Plan



03. Planning Statement.

Planning Statement

Introduction

This planning statement has been prepared on behalf of the applicants, Mr and Mrs Fletcher to support the householder planning application to extend their home. The proposed works include a single storey rear extension with internal reconfiguration. The proposal creates an open plan kitchen / living space and improves the connections to the garden and patio.

Supporting Information

In addition to this statement the application is supported by a series of drawings which include:

E00 - Location Plan
E10 - Existing Plans
E20 - Existing Elevations (Sheet 1)

P05 - Existing & Proposed Site Plan
P10 - Proposed Plans
P20 - Proposed Elevations (Sheet 1)

The Site

27 Pendle Drive is a 3-storey detached house in Whalley. The house sits within a large plot with a integral garage, driveway and rear garden.

The Design

The proposal includes cladding the proposed rear extension in ‘natural’ timber cladding and matching the existing brickwork, tying the two elements together to create a more considered aesthetic to the rear of the property. The timber cladding along with the brick provides a high-quality contemporary finish the to the proposal.

The proposed windows and doors to the extension will match the existing upvc windows on the main house.

The extension is not visible from Pendle Drive, and the proposal would not affect the enjoyment of any of the neighbouring properties.

There are currently 2 parking spaces on the front with a single space within the integral garage. Therefore the extension will not affect the current parking conditions and requirements for a the property.

Conclusion

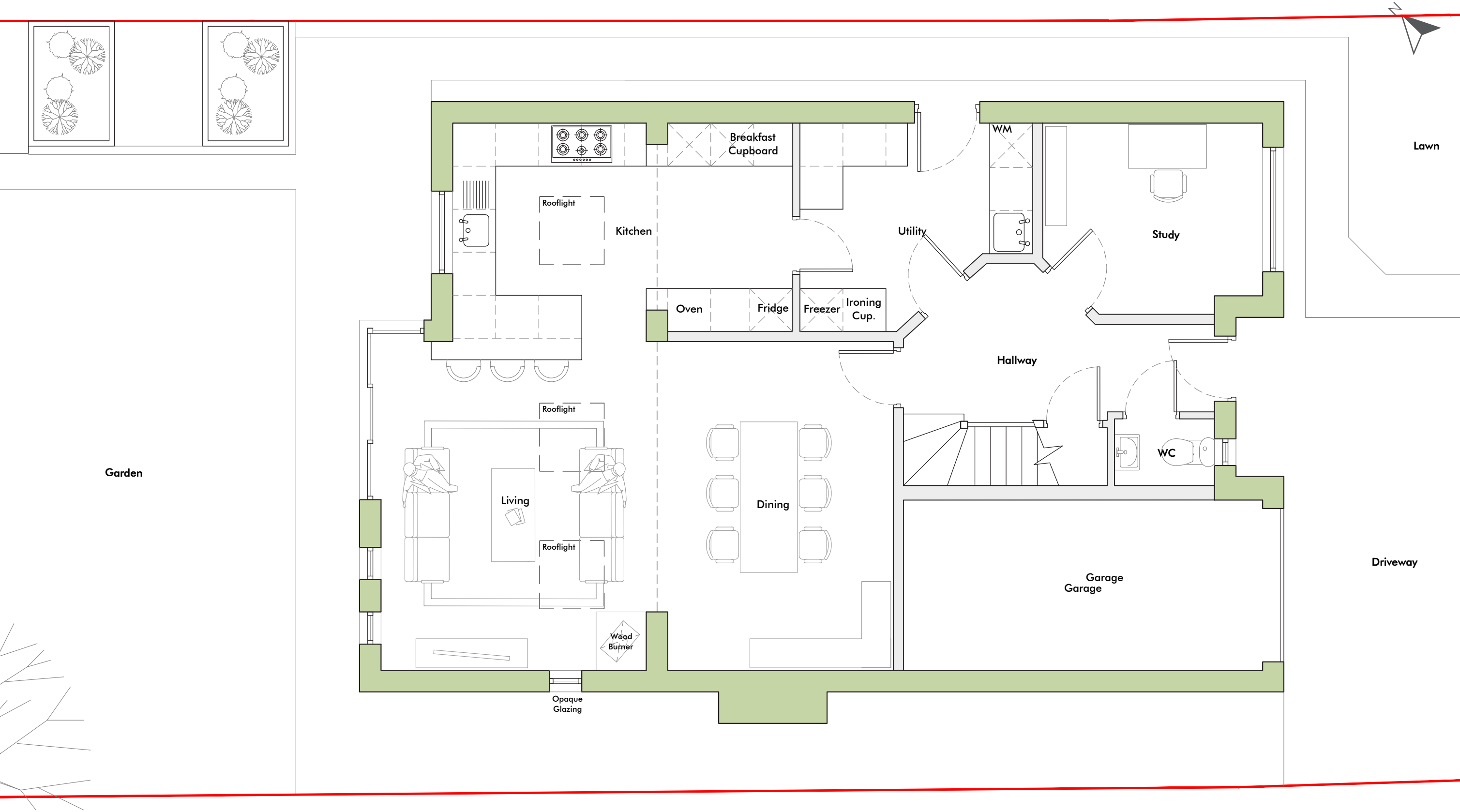
We have worked collaboratively with the applicant’s to create a design solution which sensitively responds to their existing home and creates their desired accommodation requirements.

The finished scheme will improve the layout, flow, internal comfort, and overall enjoyment of their home. The proposal enhances the rear of the property, and improves their connections between garden and kitchen, creating a high-quality contemporary addition to their family home.

We welcome your comments and input on the scheme. Please contact the agent if you would like to discuss the proposal in further detail or arrange a meeting.

04. Proposal.

Proposed Site - Plan



Proposed Visuals



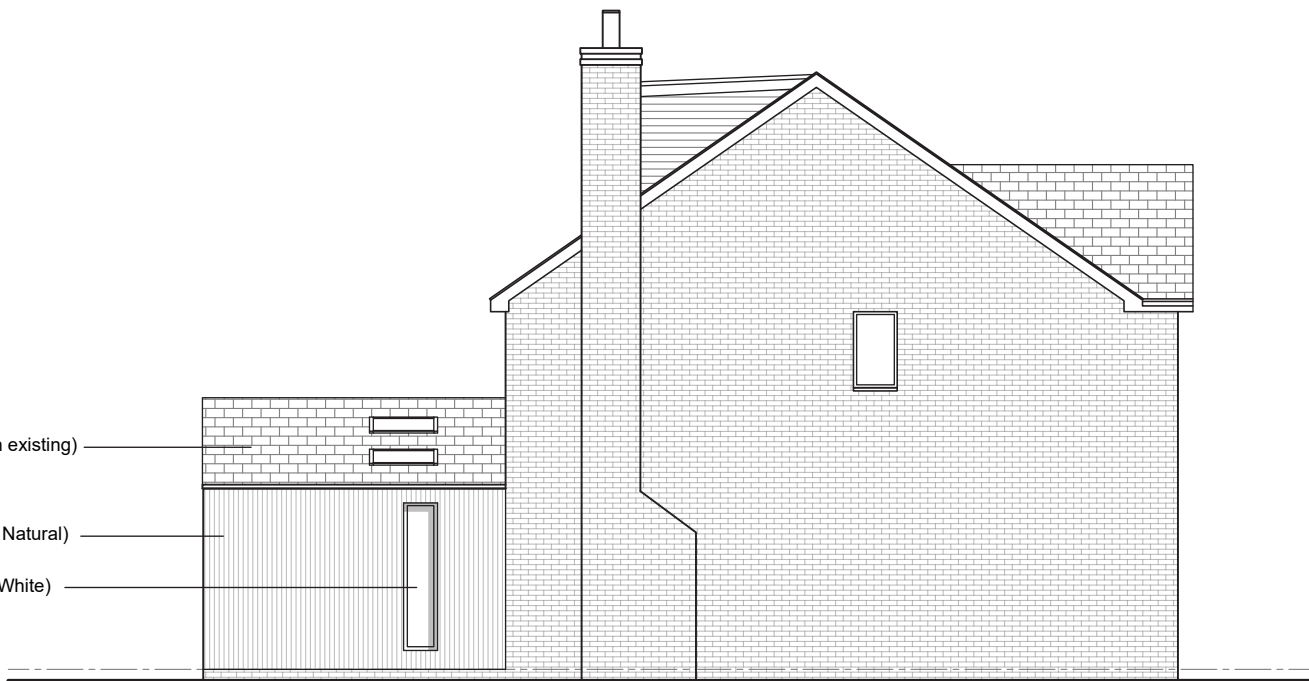
Proposed Visuals



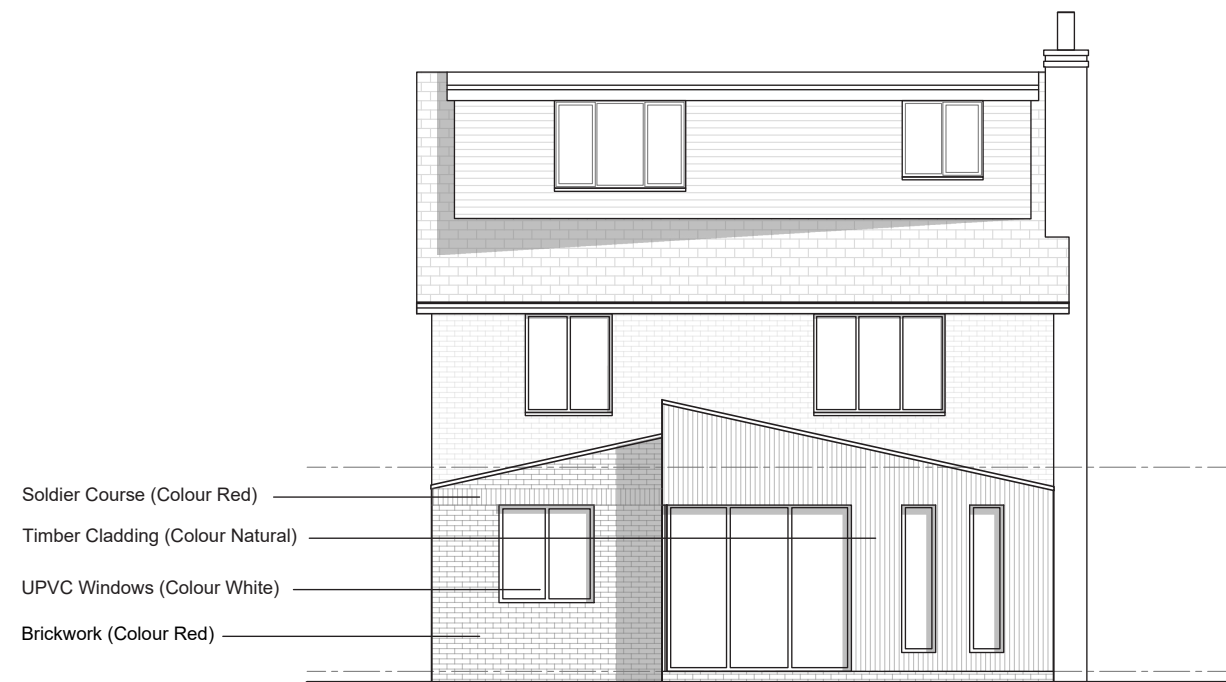
Proposed Elevations - Front & Rear



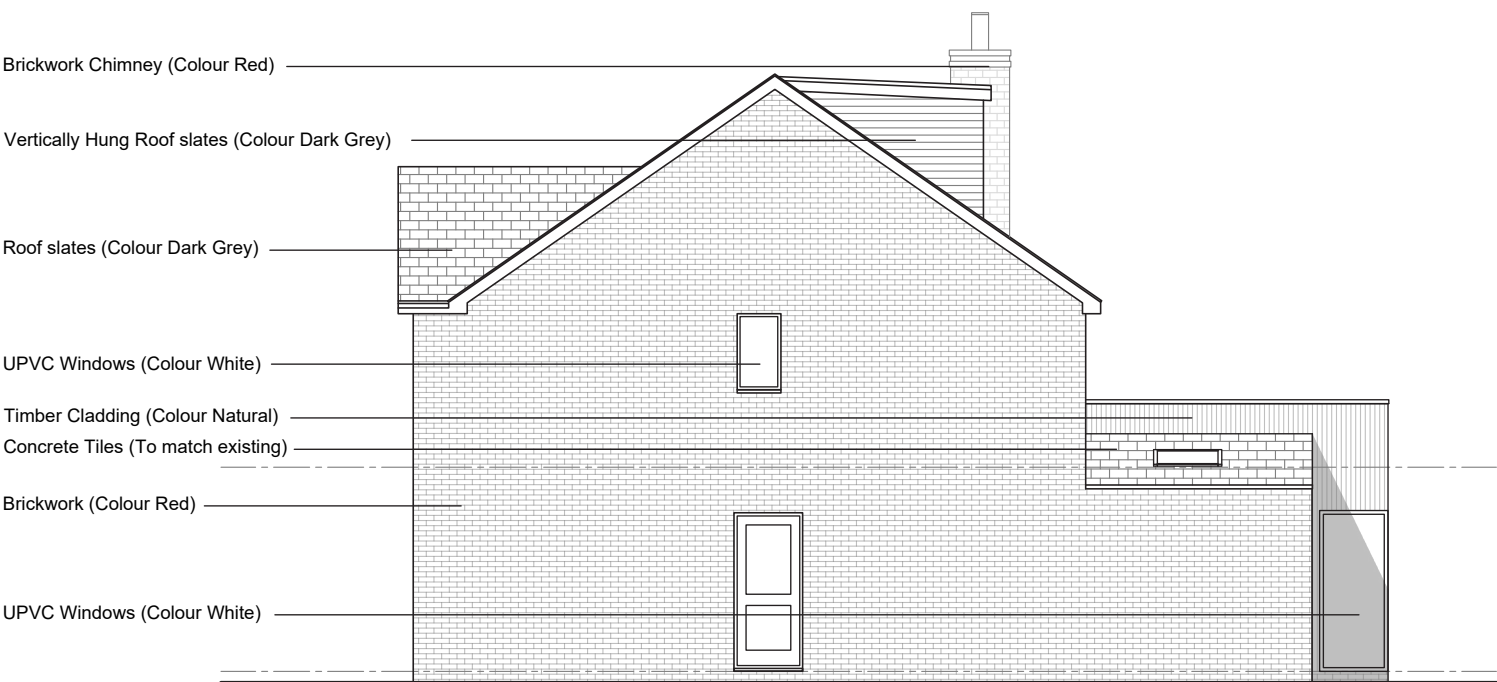
Proposed Elevation - Front
Scale 1:100



Proposed Elevation - Side
Scale 1:100

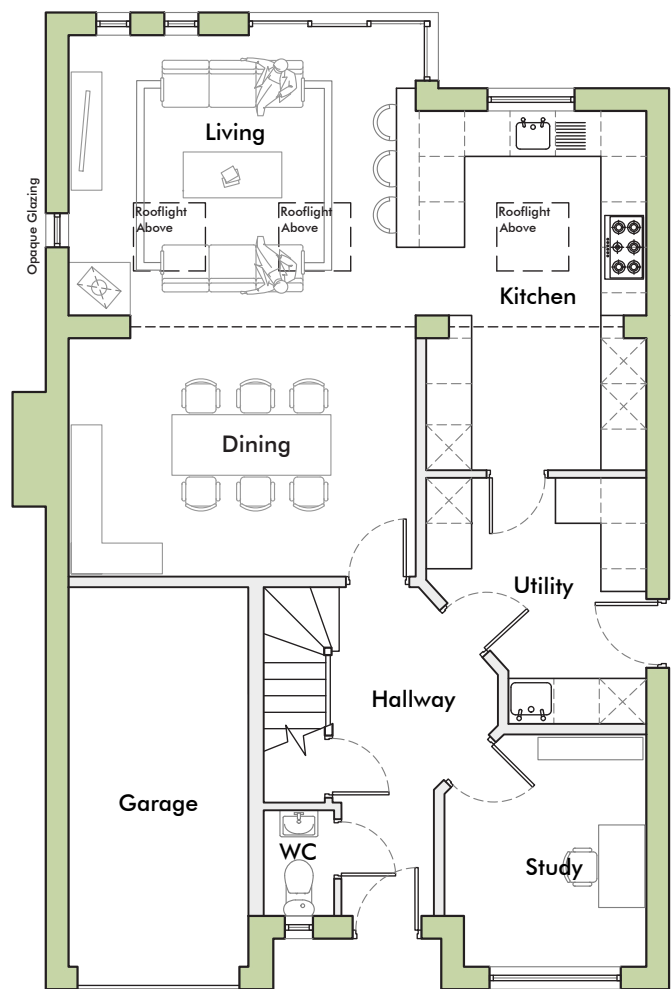


Proposed Elevation - Rear
Scale 1:100

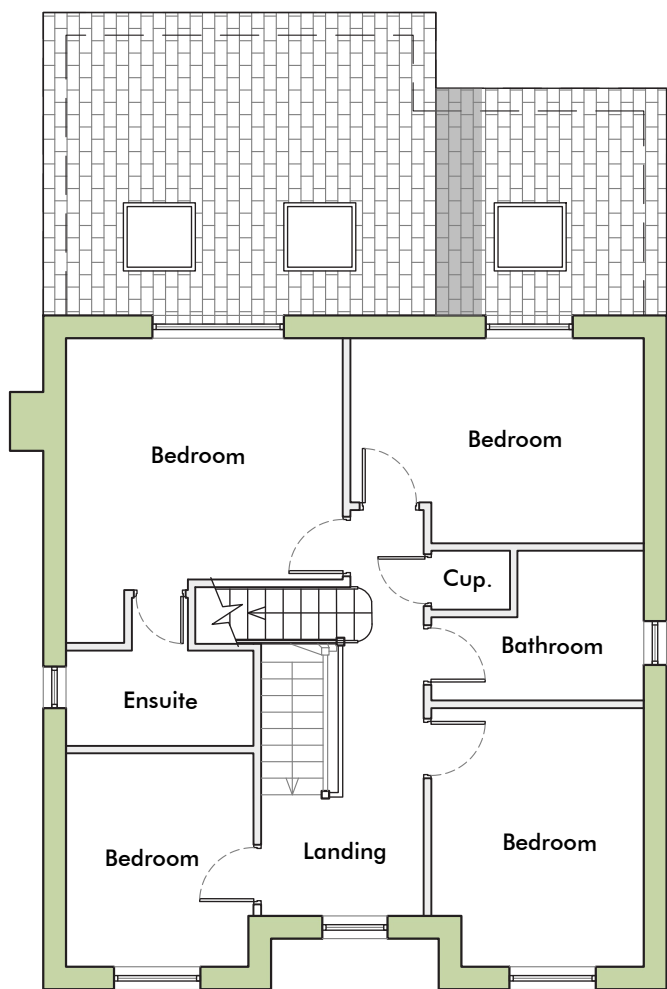


Proposed Elevation - Side
Scale 1:100

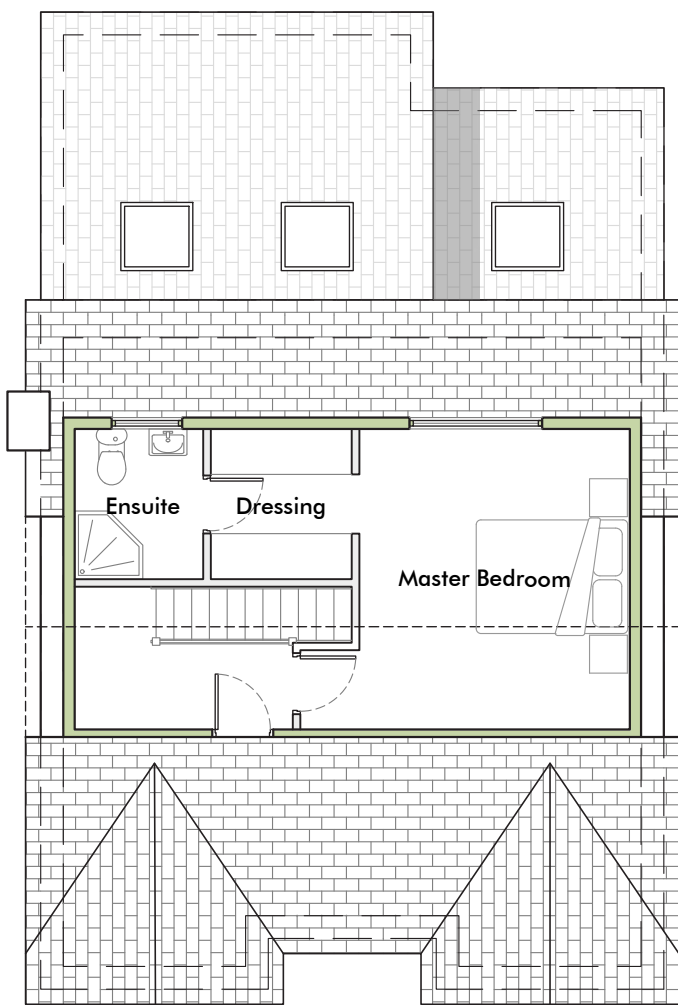
Proposed Plans



Proposed Plan - Ground Floor
Scale 1:100



Proposed Plan - First Floor
Scale 1:100



Proposed Plan - Second Floor
Scale 1:100

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