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Larger Home Extension Statement

PROPOSED SINGLE STOREY REAR EXTENSION AT 23 THE GRANGE, WILPSHIRE, BLACKBURN, LANCASHIRE

This statement has been written to support the prior Approval: larger Home Extension application for a single-storey rear extension to the existing dwelling.

Site

The house is positioned within a large plot at the entrance to The Grange. There is a detached dwelling adjacent to the South boundary which extends beyond the back wall of the applicant's property. The garden area of 23 The Grange is set down at the rear from the ground floor level of the house. The house is two storeys and is finished in coursed stone with a natural slate roof. The rear of the property has a predominantly blank façade.

Proposal

The proposal demonstrates a subservient rear single storey extension which takes advantage of the site levels to enhance this aspect and provide much needed additional space.

The drawings show how the extension provides an elegant addition to the property and has no impact on the adjacent property by virtue of it's positioning and design language. The extension has rendered walls (stone grey) and a standing seam zinc roof to enhance the low profile. The walls incorporate large areas of glazing and externally paved areas link the extension to the garden.

There has been 2 previous refusals for a single storey extension Both with same footprint (app ref - 3/2020/0629) & (app ref 3/2022/0980). This proposed extension has a total length of 8 meters and is half the width of the original house. With an eaves height from house finished floor level of 2.1m and a ridge height of 3.1m. The total area of the existing house is 85m2 and the total area of the new extension is 42m2. please refer to the supporting documents for further information and do not hesitate the contact the office for any further information you may require.