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Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
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DESIGN STATEMENT

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

This statement has been written to support the householder planning application for a single storey rear extension to the existing dwelling following the refusal under the previous householder planning application 3/2022/0980.

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 re-design for a subservient rear single storey extension which again 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 a previous refusal for a single storey extension on the same footprint as this new design (app ref -3/2022/0980). This new proposal has reduced the overall length of the extension in comparison with the previous design in order to address the concerns raised with regard to the impact on the host dwelling.

We request that this is now re-assessed on the basis of this new proposal in conjunction with the personal circumstances of the applicant.
It's apparent from the proposed site plan that the extended house is still a modest footprint within the overall site area.