

Peter Hitchen Architects

Peter Hitchen Architects Ltd

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
24th November 2023

**DESIGN AND ACCESS STATEMENT
PROPOSED EXTENSION AND ALTERATIONS AT
23 PENDLETON ROAD, WISWELL, CLITHEROE, BB7 9DD**



INTRODUCTION

The Purpose of the proposed redevelopment is to extend the existing small disused cottage following the demolition of the garage into more suitable accommodation. There is no increase in footprint when compared with the existing and the layout of the proposed design will retain 2 two car parking spaces at the front.

LOCATION

The house is an existing two storey modest semi-detached dwelling that lies within the Wiswell conservation area on Pendleton Road. The house is in poor condition and has been unoccupied for several years. The building sits within an eclectic mix of traditional village buildings that are evident within the immediate area.

THE PROPOSED DEVELOPMENT

The proposed development consists of renovations and extension including replacing the existing garage to create a modestly sized dwelling consisting of ground floor rooms comprising Lounge, Dining Kitchen, utility, and snug. On the first floor, we are proposing a master bedroom and bathroom within the main house and a second bedroom. The extension will following the same pitch as the existing roof.

A dwarf stone faced retaining wall of variable height forms the boundary to the south and west and defines the curtilage.

ACCESS

Access to the property will be retained direct from Pendleton road with two parking spaces located off the main road in front of the repurposed garage.

MATERIALS

The proposed material finish following the removal of the dash will be a random reclaimed limestone to match that of the existing house at the rear. The roof will be finished in natural slate. The internal walls will be insulated improving the building's thermal efficiency to Building Regulations standards.

PLANNING HISTORY

There have been several Planning applications at this address relevant to this application

Application 3/2016/0957

Proposed two storey extension to side, relocation of driveway and detached double garage and workshop to rear.- Withdrawn.

Application 3/2017/0889

Demolition of existing single storey extension to rear and existing garage. Erection of new two storey extension to side and single storey extension to rear. Proposed new driveway and entrance gate. (Resubmission of 3/2016/0957 and 3/2017/0155). - **Approved with conditions**

Application 3/2019/0199

Change of use from detached ancillary building to one new dwelling.- Withdrawn

Application 3/2019/0305

Application for a change of use from an annexe/building to a holiday let. Resubmission of planning application 3/2019/0199.- Approved with conditions

Application 3/2023/0512

Demolition of existing single storey extension to rear and existing garage. Erection of new two storey extension to side and single storey extension to rear. Proposed new driveway and entrance

gate (pursuant to variation of condition 2 (materials) from planning permission 3/2017/0889 to change the external wall finish from natural stone to white render.)- Refused

CONCLUSION

The proposed overall design has been considered within the context of Wiswell and the local vernacular. The house is typical of the mix of buildings within the village of Wiswell. The proposal aims to renovate, extend and improve the existing disused old cottage building adding character to the existing building and enhancing the appearance of the dwelling and providing much improved accommodation following several years of the house being unoccupied.



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