

Peter Hitchen Architects

Peter Hitchen Architects Ltd

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
19th March 2024

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



INTRODUCTION

This statement supports the resubmission for planning approval to extend and redevelop the existing house following planning refusal (app ref- 3/2023/1026) dated 29 February 2024. The Purpose of the proposed redevelopment remains as the original application which 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 side of the extended area.

LOCATION

The house is an existing two storey modest semi-detached dwelling (townscape merit designation) 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 follow 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.

ALTERATIONS CARRIED OUT FOR THE RESUBMISSION

The two storey extension replicates the footprint of the previous application and has been re-aligned to a position further forward along the side of the existing cottage to enable the roof profile/pitch to replicate the existing property at the rear. A single storey rear extension is proposed and is the same footprint as the original application. The overall appearance has been simplified and improved in terms of its massing and aesthetics.

ACCESS

Access to the property will be retained direct from Pendleton road with two parking spaces located off the main road at the side of the extended area. Highways were consulted on the previous application and confirmed that although the parking was not in accordance with their standards, on balance it was preferable to parking vehicles on the road. This revised arrangement continues to demonstrate that two cars are able to park off the road within the curtilage of the plot.

The access to the property at the rear of the application site will remain unaffected by this proposal.

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 and this resubmission relates to the most recent one.

Application 3/2023/1026

Proposed demolition of garage and construction of two-storey extension to side and rear and single storey extension to rear.. Alterations to existing window and door openings and creation of new parking area.

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 amended in line with the comments within the delegated report for the previous refusal. The key aspects for the refusal have now been addressed.

The re-design of the extension by virtue of its juxtaposition with the original house and it's fenestration now responds positively to the host dwelling. The design is also 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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