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DESIGN STATEMENT
PROPOSED SINGLE STOREY EXTENSION (RESUBMISSION)
AT
23 THE GRANGE, WILPSHIRE, BLACKBURN, LANCASHIRE



This statement has been written to support the householder planning application (resubmission) for a single storey rear extension to the existing dwelling following the refusal under the previous householder planning application 3/2023/0480. The application has been prepared following careful considerations given to the previous applications.

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 characterless façade.

The rear garden on the northern side of the house is a large plot and raised up from the highway with a boundary wall and timber boarded fence to the boundary.

Proposal

The proposal demonstrates a re-design following the refusal and it has been prepared addressing the comments within the delegated report in order to show how this new design evolved since the last decision.

We highlight the key points raised by the case officer when raising concerns about the design which have informed how the new proposal has been completed:-

The proposed extension would project by 8m from the rear elevation of the dwelling and would be similar in length, than the host property. With a width of 5.2m, the proposed development in its entirety would introduce a disproportionate addition which would fail to achieve subservience relative to the main dwelling. Instead, the extension would be read as an anomalous and largely incongruous addition which proposes the creation of additional floorspace at ground floor level in an unsympathetic manner. Consequently, the proposal fails to 'consider the density, layout and relationship between buildings' as required by policy DMG1 of the Ribble Valley Core Strategy.

Whilst the proposed materials would be acceptable, the development would unduly impact upon the character of the property by virtue of its size and dominance, undermining the modest proportions of the existing dwelling by introducing a large projection without due consideration for its relationship to the property in respect of its dimensions and overall scale. The agent has submitted a street view of the proposed extension shown from Whalley Road to the west which clearly shows its visibility from the public realm, and as a result the development fails to respond positively to the site and its surroundings, resulting in an unsympathetic form of development contrary to policy DMG1.

The new proposal demonstrates a reduction in length of the extension from 8m to 7m and a revision to the roof profile from a dual pitch to a mono pitch which assists with diminishing the visual impact. The design also shows a reduction in the number of roof windows.

The extension is again a contemporary design which complements the simple architectural style of the host dwelling. The façade of the house which the extension projects from is largely blank with no architectural features.

The case officer has acknowledged that there is no impact on the residential amenity of the adjacent property by virtue of the topography, its positioning and design language. The delegated report states :-

The host dwelling features a two-storey residential property with a single neighbouring property (No. 22) located to the south with a separation distance of approximately 3.5m to the side boundary. The neighbouring dwelling is set back further back into the site to the west resulting in its rear elevation being 4 metres beyond that of the application property. As a result, the proposed extension would be sited along the southern curtilage boundary faced by the northern elevation of the neighbouring property, with the impacts in respect of overshadowing would be negligible. Whilst it is recognised that the length of the extension would protrude beyond no. 22, the 2m boundary fence, combined with a 2.1 metre eaves height and a minimum set back of 1.9m from the shared curtilage boundary would be adequate to ensure that there would be no undue impact on amenity.



Street view from the highway

The extension has stone faced walls and a mono pitch standing seam zinc roof to enhance the low profile.

The walls incorporate areas of glazing and externally paved areas link the extension to the garden. It's apparent from the proposed site plan that the extended house is still a modest footprint within the overall site area.

The application drawings also include two street views following a return visit to the property to show how the extension cannot be viewed from the highway.

We request that this is now re-assessed on the basis of this new re-designed proposal in conjunction with the personal circumstances of the applicant which have been substantiated by the inclusion of a medical letter which is intrinsic to the application and how the extension layout has been arranged.

The application includes plans, elevations and a street view from the road to assist with the assessment of the resubmission.