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**DESIGN STATEMENT FOR THE HOUSEHOLDER PLANNING APPLICATION
FOR
PROPOSED SINGLE STOREY EXTENSION AND ALTERATIONS
AT
36 PAINTER WOOD , BILLINGTON, LANCASHIRE**



SITE AND IT'S SURROUNDINGS

The site is in green belt and is occupied by a detached single-storey dwelling with some prominence located across the plot surrounded by lawn and garden areas including hard standings and patio's. There is an attached garage to the side of the property. The house was constructed in the 1950's along with other similar houses.

There is a natural fall across the site from the rear to the highway boundary and reference to the topographical survey and site sections submitted here demonstrate this. This is an important aspect of the site which has been utilized in the design. Trees, hedges and shrubs to varying heights occupy the boundaries. The highway boundary is open to the lawned area which ensures the house is highly visible to the public along Painter Wood.

The house is of masonry construction with a mix of brick and render materiality. The flat roof element is a particular feature of similar properties on Painter wood.

The site is bounded on two sides by private dwellings. Number 34 is a recently completed three-storey replacement dwelling with contemporary features which was approved under planning reference 3/2019/0297. The demolished house was very similar to the existing property at Number 36.

The property to the upper side (no 38) is also of similar 1950's character and sits within a large plot. There is pastureland at the rear which rises up the slopes of Whalley Nab. Within this field is a public footpath.

It is important to highlight that the plot at No 36 was also granted planning permission in 2023 for a replacement dwelling which has not been activated. The applicant is now the new owner and have a different desire to retain the existing house whilst carrying out extension work at the rear and general overall renovation works to the property to improve it's overall appearance.

The scale of the proposal demonstrates an overall increase of 17% to the existing volume of the house as it is now, however the original house from the early 1950's has been previously extended following planning history research which means the overall increase in volume is beyond 30% , however we highlight the following points :-

1. The width of the property across the site when viewed from Painter Wood is no greater than the existing property and the overall height remains the same and sits comfortably within the street scene between the adjacent properties, again this is shown clearly on the elevations.
2. The re-design demonstrates that the amended proposal is not "unduly prominent" nor does it affect the openness of the Green Belt any more than the recently approved application at 34 Painter Wood or the significantly, the previous approval for this site in 2023 (ref -3/2022/0467)
3. In terms of massing and scale it is demonstrated that the proposal is not "harmful to the residential amenities to 34 and 38 Painter Wood" by virtue of it's position within the curtilage. The extension work is at the rear and has minimal impact on the adjacent properties. When compared to the previous approval this proposal is a modest design.
4. The overall design aesthetic is sympathetic to the architectural style of the new house at No 34 and blends appropriately in with the street scene.

SUMMARY

The proposal demonstrates an extension and alterations which will significantly improve the house as a family unit and create a beautiful home which will be completely in context within it's immediate environment.

The majority of the work will be at the rear of the property whilst the overall appearance of the house will undergo a major upgrade. The proposed drawings demonstrate the materiality and the extent of alterations to the principle elevation overlooking the highway.

Landscaping works will be carried out to create a family garden at the rear making use of the natural topography.

