

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**  
Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
10 February 2025

## **DESIGN & ACCESS STATEMENT**

**PROPOSED DETACHED GARAGE / ANCILARY ACCOMMODATION  
AND WINDOW ALTERATION  
AT  
LOFT SHAY FARM (MOON BARN)  
CLITHEROE ROAD  
KNOWLE GREEN**



**View of the property and the site for the garage/annex**

## INTRODUCTION

This statement has been prepared to support the planning application for the new double garage and first floor ancillary accommodation plus a window alteration to the western gable to the dwelling. The proposed garage is located on an area of the site previously occupied by a metal framed structure. The applicant wishes to create a double garage and storage space with habitable accommodation above to provide an independent living area for their son. The applicant also wishes to create a larger window opening at first floor in the western gable of the former barn.

To support the new accommodation, the applicant has offered a supporting statement which is included in the application documentation regarding their special needs for their son who has autism to support the application.

## LOCATION AND SITE

The house is a traditional former barn conversion which was approved in 2021 (ref 3/2021/0670) and the conversion completed in 2024. All the planning conditions since the original approval have been discharged. The house sits within a large residential plot with a macadam entrance drive off Clitheroe Road and landscaped garden areas to the north and west of the property. The area for the proposed building is located immediately adjacent to the eastern gable of the dwelling which is currently occupied by containers. The existing surface finish is gravel and macadam. The proposal will be positioned within the residential curtilage.

## THE PROPOSED DEVELOPMENT (BUILDING DESIGN)

The building design has been produced addressing the particular requirements of the applicant with regard to their needs for a garage/storage and particularly the requirement for accommodation (as addressed in the applicant statement) at first floor. The building has been designed to complement the former barn and has therefore it has a traditional aesthetic.

The materiality is a random stone finish and a natural slate roof. Roof windows are incorporated and the front elevation has slot windows at first floor to replicate the dwelling.

## ACCESS

Access to the property will be retained direct from the macadam drive as shown in front of the double garage for vehicular access. There is no impact on the car parking as the garage will provide space for two vehicles.



View looking at the house frontage and access drive from Clitheroe Road



View looking at the western gable

