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Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
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DESIGN AND ACCESS STATEMENT

**PROPOSED CHANGE OF USE FROM HOLIDAY LET TO ANNEX ACCOMMODATION
AT
BRIDGEWAY, 16 BROOKES LANE, WHALLEY, BB7 9RG**



This statement has been prepared on behalf of the applicants Mr and Mrs Sutcliffe in support of a full planning application to change the use of the holiday let (approved in 2022 – ref 3/2022/0627) back to family annex accommodation. The proposal also involves alterations to the building externally and internally.

Site and building description

The application site comprises a large, detached dwelling set within a large garden. Within the garden is the two storey holiday let building which provides garaging for cars and a home gym on the ground floor and accommodation at the first floor with a ground floor room and bathroom. All the meters for the services within the building including water, electricity and gas are within the main dwelling. The garden to the house is shared.

The house has a large drive and turning area which is capable of accommodating several cars. Vehicle access is along Brookes Lane which serves several properties including three new dwellings recently constructed at the end of Brookes Lane planning reference 3/2018/0511.

Proposal

The annex is to be occupied by members of the applicant's family. The proposed alterations include new habitable rooms at both ground and first floor. The garage is to be converted into snug, kitchen, utility and bathroom areas. The gym is to become a new entrance and hall with a reconfigured stair to the first floor and the existing bedroom at ground floor is to be a lounge. At first floor the accommodation has been altered to accommodate 3 bedrooms with two ensembles and a wc.

Externally the proposal demonstrates an increase in ridge height of 300mm which also includes a steeper roof pitch to improve the volume. A new structure is proposed at first floor to eliminate the existing timber posts and create better space for the occupants.

The materiality to the elevations now includes randomly coursed natural stone and render as the drawings indicate. The roof will be a tiled finish to match the host dwelling.

Access and parking

The site access will not be altered and the loss of the garage space will not compromise the level of parking available at the site. There is no proposal to amend any landscaping within the site.

