

Peter Hitchen Architects

Peter Hitchen Architects Ltd
Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
17 March 2025

Proposed raising of roof to accommodate a first-floor level. Two storey side extension following demolition of existing single storey side extension, insertion of ten rooflights and additional glazed openings.

**At
Stanacraft, Leys Close, Wiswell**



This statement has been written to support the planning application (resubmission) for the proposed works to improve the family accommodation as described above.

The original proposal (application ref -3/2024/1031) was refused on 7 March 2025. Following consultations with the applicant and a study of the reasons for the refusal the revised design now addresses issues with regard to the impact on the neighbouring residential amenity of Hollybank which is located to the North East of the application plot.

The new proposal demonstrates a fully revised design in order to address the comments within the delegated report. The first floor extension over the existing attached garage has now been completely removed from the scheme and the overall ridge height of the new roof construction has been reduced by 500mm. In addition to this and in order to ensure accuracy of submitted information, the site plans accurately represent the position of the house within the plot and the relationship with the adjacent properties.

In order to retain the proposed accommodation within the new first floor area and ensure the ridge height is reduced the wall plate level has been raised by 300mm and the roof pitch adjusted on a lesser angle to enable the ridge to be lower than the original proposal.

The cumulative effect of both the removal of the extension over the garage and the reduction in the ridge height ensures that the new proposal by virtue of these significant design changes has now eliminated any 'unacceptable harm' allied with any 'unacceptable adverse impact' on the residential amenity of Hollybank.



Peter Hitchen RIBA