

Peter Hitchen Architects

Peter Hitchen Architects Ltd
Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
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DESIGN STATEMENT TO SUPPORT THE HOUSEHOLDER PLANNING APPLICATION

37 WADDOW GROVE, WADDINGTON



Introduction

The property is an existing bungalow within a generously sized plot in an established residential area of Waddington. The house is not within the conservation area. The house is approximately 50 years old and has a garage which adjoins the neighbouring property. The house has 3 bedrooms and a large rear garden plot.

Planning history

The house is in its original condition and there is no planning history

Proposal

The proposal is to renovate and extend the property to improve the accommodation and the aspect at the rear. A new single storey rear extension incorporating a redeveloped garage area which will provide an open plan living/dining and kitchen area plus a new master bedroom and ensuite area.

The rest of the house will be subject to a new internal configuration which also includes the demolition of a side porch on the southern elevation. The house will have a new rendered finish and all windows and doors will be replaced with new installations.

The extension at the rear matches the profile of the existing house and incorporates a glazed gable elevation which faces the rear garden. The party wall condition to the adjacent property will be respected.

The front garden and drive will remain unaffected. The house will retain 3 bedrooms.



The application is supported by the following :-

Existing plans and elevations.

Proposed plans and elevations

Site plans

Bat survey