

Peter Hitchen Architects

Peter Hitchen Architects Ltd

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
2ND July 2025

**DESIGN STATEMENT
PROPOSED EXTENSIONS AND ALTERATIONS
AT
THE BUNGALOW, SIMONSTONE LANE, SIMONSTONE**



INTRODUCTION

The statement has been prepared to support the householder planning application for the extensions and alterations to the existing house in order to significantly improve the accommodation and appearance by virtue of extending to create new first floor areas and a reconfigured ground floor arrangement. The scheme has been carefully designed to meet the needs of the Applicant's requirements and to respect the location and exploit the views across the valley.

LOCATION AND HISTORY

The existing dwelling is a bungalow with attached double garage sitting within a large plot situated along a track off Simonstone lane. The house is approximately 100 years old and has been the subject of previous alterations although there is no planning history. The applicant has recently purchased the house.

THE PROPOSED DEVELOPMENT

The proposals involve constructing a first floor extension across the footprint of the property and altering the internal arrangement. There is no extension proposed to the overall plan form of the property. The scheme shows the complete removal of the roof structure and extending the property upwards to create the 3 bedrooms and related spaces at first floor to the east and western sides of the house with the central area retained as single storey. This creates an interesting profile for the property. The ground floor is altered to create an arrangement of rooms in an open plan design for the kitchen/dining and living area along with a new entrance hall, snug, additional bedroom and retention of a double garage



MATERIALS

The palette of external materials include a white K-render, random stone and charred timber boarding with feature glazed gables in powder coated aluminium frames. The roof will bbe finished in natural slate.

CONCLUSION

The proposed development has been designed to respect and improve the character of the house which is in need of improvements, making effective use of the site to provide improved family accommodation and maximise the views across the fields and valley beyond.

The house as redeveloped and extended will have 4 double bedrooms and improved ground floor living accommodation including an attached double garage.

The design uses materials in keeping with the area and the overall scale and mass of the development is entirely appropriate. There would be no adverse impact on the amenity of neighbouring properties, and the proposals are considered compliant with relevant planning policy.



