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DESIGN STATEMENT
PROPOSED EXTENSION AND REDEVELOPMENT AT
6 BROOKSIDE, OLD LANGHO, BLACKBURN, BB6 8 AP



INTRODUCTION

The statement has been prepared to support the householder planning application for a two-storey side extension and single-storey rear extension at 6 Brookside, Old Langho, Blackburn. The proposal has been carefully designed to meet the needs of the Applicant's family while respecting relevant planning policies.

LOCATION

The existing dwelling is a semi-detached property located on Brookside in the village of Old Langho. Brookside comprises a mixture of properties, with similar dwellings featuring both two-storey and single-storey side extensions, some flush and others set back, together with rear wrap-around extensions. The properties benefit from long, expansive gardens.

THE PROPOSED DEVELOPMENT

The proposals involve removing the existing conservatory and utility room to construct a two-storey side extension. This would accommodate a master bedroom, accessed from the existing stair mid-landing. The extension would project 3.8m to the side, with a depth of 7.4m, and its eaves and ridge heights would match those of the existing house. The existing dwelling measures 6.8m in width, and the scale of the proposed extension would remain subservient.

Reference is made to planning applications 3/2014/0362 (approved 25/06/2014) and 3/2016/0039 (approved 14/03/2016), where similar two-storey side extensions were permitted without set down or set back. The current proposal is comparable to these precedents.

At ground floor, a large structural opening will be created in the rear elevation to form an open-plan living space. The proposed single-storey rear wrap-around extension would extend 3.3m with a total width of 10.6m, incorporating a mono-pitched lean-to roof with an eaves height of 2.3m and a ridge height of 3.2m. An oak framed front porch is also proposed.

MATERIALS

The proposed extensions would be finished in white K-render with new neutral-coloured UPVC windows. The whole roof is to be replaced with a new concrete tile roof.

CONCLUSION

In conclusion, the proposed development has been designed to respect the character of Brookside, making effective use of the site to provide improved family accommodation. The design is sympathetic to the local street scene, uses materials in keeping with the area, and is comparable to other approved extensions. There would be no adverse impact on the amenity of neighbouring properties, and the proposals are considered compliant with relevant planning policy.

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