

Peter Hitchen Architects

Peter Hitchen Architects Ltd

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

**DESIGN STATEMENT
FOR THE RESUBMITTED APPLICATION
FOR
RETAINING WALL AND LANDSCAPING WORKS
AT
36 PAINTER WOOD, BILLINGTON, LANCASHIRE**

The site is occupied by a detached single-storey dwelling in a large sloping plot which has been the subject of recent planning approvals to extend and redevelop the property to improve the family accommodation.

This statement has been prepared to support the Householder planning application which relates to the landscaping works and summer house proposal at the front and rear of the property.

The works have already commenced and have halted as advised by the authority following correspondence received by the applicant dated 11 March 2025. This statement has been written following refusal of the recent planning application to regularize the as built works under application ref 3/2025/0305. The applicant proposes to carry out alteration works which addresses the concerns raised in the case officers delegated report. The key issue is the impact on the openness of the green belt. There are no issues regarding the impact on the neighbouring residential amenities.

The amended details which are the subject of the application are included with this statement and the full extent of the works as commenced and proposed can be summarised as follows :-

- Extended front forecourt parking with landscaping
- Reduced as built retaining walls and landscaped terracing at the rear
- New boundary treatments

The existing access off Painter Wood is to remain. The front forecourt is proposed to have a macadam finish and incorporate planted borders. This will provide improved car parking for the house as the existing garage is small and not very suitable.

There is a natural fall across the site from the rear to the highway boundary and reference to the topographical survey and site sections submitted here demonstrate this. This is an important aspect of the site which has been utilized in the design at the rear by virtue of creating a terraced arrangement of walls and plateau's. This is similar to the neighbouring property at No 34.

The proposed site plan and site sections demonstrate the arrangement and include the existing and as built site levels to assist the authority in their understanding of the works. The sections show how the landscaped terraces have cut into the land which is supported by the photographs included in this statement. The section

sheet now demonstrates the reduced height of the walls.

The upper plateau will incorporate a patio area. The level matches the level of the decking within the neighbouring garden at No 34 as shown on the proposed site plan. The walls as built are blockwork constructions but are to be faced in natural stone to replicate the walls at No 34. The planter beds will incorporate a variety of suitable garden plants and will mature in time to create a 'softening' of the overall appearance between the walls.

The levels on all the boundaries will not be altered. The dwarf stone wall to the highway will be repaired. The boundary fencing to the rear and sides will remain as existing.

The extended house and landscaping will have a unified architectural design language when fully completed.

The proposed site plan shows the approved extended foot print of the house. There will be a paved patio area between the rear face of the extended area and the first retaining wall.

The following photographs show the current on site conditions :-







