

PD Construction Consultants

Paul Derbyshire Dip.Surv. AssocRICS
tel: [REDACTED]
e-mail: [REDACTED]



PLANNING DESIGN STATEMENT

Proposed Alterations, 57 Edisford Road, Clitheroe, BB7 3LA

INTRODUCTION

The property is a 4-bedroom, detached, two-storey house, with gardens to the front and rear. The property was constructed circa 1960. There is an integrated, single garage on the east elevation and a single carport located on the west elevation. There are 2no concrete flagged driveways with dropped kerbs to the main highway at each side of the site. The driveways provide car parking 2no vehicles.

PROPOSALS

The proposed works comprise of the following:

- Replacement of existing flat roof to the first floor extension over the garage with a pitched roof.
- Construction of a single storey extension to the rear of the property with a pitched roof
- Removal of the carport, and construction of a single storey structure to the side of the property with a pitched roof.
- Replacement of the integral porch with a new projecting porch with a dual pitched roof.
- Conversion of the existing integral single garage.

Existing floor area = 204m²

Proposed floor area = 261m²

Increase in total floor area = 28%

PROJECT DESIGN METHODOLOGY

The new roof profile to the east end of the principal elevation, facing Edisford Road has been designed with a hipped end to reduce the visual impact on the streetscene. This also mimics the similar extensions at no.53 and no. 61 Edisford Road adjacent to the application site.

The eaves height of the single storey extension to the west side of the premises is designed to reduce visual and amenity impact on the adjoining premises at no. 59 Edisford Road.

The proposed porch has a gable end to reflect the design of the main gable on the principal elevation.

The west end of the single storey rear elevation, follows the design of the side extension with a low pitched, hipped end roof.

The projecting single storey rear extension of the kitchen, has a roof design to match the main gable of the rear wall.

PARKING

There are currently 3no car parking spaces for the premises, located on the front driveways, and under the carport. The existing carport and garage do not comply with Lancashire County Council Highways definition of a parking space, as they are both below the minimum acceptable size of 6.0 x 3.0m. The proposed garage is smaller than the accepted L.C.C. Highways standard but is a direct replacement for the carport. It is therefore considered that there is no loss of parking spaces as a result of the proposed development.

SUMMARY

It should be noted that the side and rear extension, and the alterations to the flat roof actually fall within planning permitted development rights under the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Schedule 2, Part 1, Class A1 and Schedule 2, Part 1, Class B1 respectively. The planning submission has been prompted by the fact that the proposed porch exceeds the limits detailed in Schedule 2, Part 1, Class D1(b).

It is considered that the proposals are of a suitable scale and size that do not have an adverse impact on the visual or residential amenities of the immediate area.



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