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DESIGN STATEMENT INCLUDING HERITAGE ASSESSMENT

PROPOSED EXTENSION AND ALTERATIONS AT ABBOTS STABLE 29 PENDLETON ROAD, WISWELL, CLITHEROE, BB7 9DD



INTRODUCTION

This report has been produced to inform and support a householder planning application for the proposed extension to the established residential dwellinghouse at 29 Pendleton road, Wiswell.

The dwelling is not designated as a Building of Townscape Merit but lies within the Wiswell conservation area. This report is in support of the application and should be read in conjunction with the attached drawings

EXISTING

The site is located to the north east of the village on Pendleton Road. The site consists of an existing detached dwelling with a detached garage, which is accessed from Cunliffe Lane, and amenity space to the sides and rear.

The dwelling comprises a detached, two-storey converted stable shop which was granted consent for use as a dwellinghouse under historic planning application 6/10/867. The original building has been extended with a flat-roof, two-story side extension, and recent additions to the building consist of a stone-built porch to the front and a mono-pitched stone extension to the rear.

PROPOSED

The Proposal for the application seeks to improve the visual impact of the dwelling and assist the 1970's extension integrate better with the original dwelling.

The proposed two-storey extension will be finished in external facing materials to match the existing property, including stone, render, roofing tiles, and quoins, and would visually integrate with the character of the existing built form. The roof height and pitch will match that of the original existing dwelling's roof, with a setback from the front elevation of 400mm, creating a development which is subservient to the host dwelling, ensuring that the extension reflects the scale of the existing dwelling when viewed from Pendleton Road.

We are proposing to replace the flat roof featured on the existing two-storey extension with a pitched roof, creating a design which is more reflective of the rural character of the village.

HISTORICAL BACKGROUND

The site is located in the north of the Wiswell conservation area, the site is located adjacent to more traditional designated buildings of townscape merit to both the north and the south.

The original use of the dwelling was a stable. Since then, during the 1970's, a two-storey flat roof extension was added, and then in 2024 a front porch and rear mono-pitched extension were built with associated internal and external alterations.

HERITAGE DESIGNATIONS

The Wiswell Conservation Area was designated in 1972, and according to the planning authority's current appraisal 1, its special interest derives from:-

- it's rural setting with green fields and woodland that comes right into the heart of the village
- its many brooks and bank-side woods:
- the sunken lanes that thread the village, passing between stone walls or banks and field hedges,
- the numerous 19th-century farm buildings as evidence of the agrarian history of the village
- the historic interest of the village plans, with its 'folds' or rectangular enclosures lined with rows of cottages;
- its buildings (listed and unlisted) of character and architectural interest;
- the homogeneity of the built environment, deriving from the use of locally quarried sandstone for the majority of the houses and their boundary walls
- its tranquility and biodiversity

PLANNING HISTORY AND PRE-APPLICATION ENQUIRY

RELEVANT PLANNING HISTORY

3/2023/0863: Proposed demolition of existing porch and creation of a new central porch, window, and roof light to front elevation. All existing windows to be replaced with new uPVC framed double glazed units. Existing flat roof to be replaced with a new parapet roof. New door and bi folding doors at the rear and stone surround to existing bay. External landscaping to rear and side garden. Resubmission of planning permission 3/2023/0370 (APPROVED)

3/2023/0370: Proposed demolition of existing porch and creation of a new central porch, window, and roof light to front elevation. All existing windows to be replaced with new timber framed double glazed units. Existing flat roof to be replaced with a new parapet roof. New door and bi folding doors at the rear and stone surround to existing bay. External landscaping to rear and side garden (Approved)

3/1987/0156: Erection of replacement garage (Approved)

6/10/867: Proposed conversion of old stable shop to dwelling house (Approved)

PRE-APPLICATION ADVICE

The proposed design has been developed in line with the pre-application response. The pre-app was submitted in order to gain the councils views on the potential to construct a proposed two-storey side extension and external alterations

Following a site visit by the case officer and to summarise the response, the materiality and the replacement of the flat roof feature to the existing two-storey addition is considered acceptable, insofar that the resultant impact would be relatively limited.

We believe we have addressed the concerns of the planning officer in this proposed design. By following the recommendations to reduce the height and set the extension back from the principal elevation, ensuring that the extension better reflects the scale of the existing dwelling, particularly when viewed from Pendleton Road.

SUMMARY OF THE IMPACT OF THE PROPOSED EXTENSION.

The proposed extension will be sympathetic to the appearance of the dwelling and aesthetically enhance the character and visual amenities of the Wiswell Conservation area.

The design responds to the existing character to provide a quality, detailed development utilising traditional materials.

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