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01

Introduction - The Site



Site Location:
19 Browgate
Sawley
Clitheroe
PR1 0LS

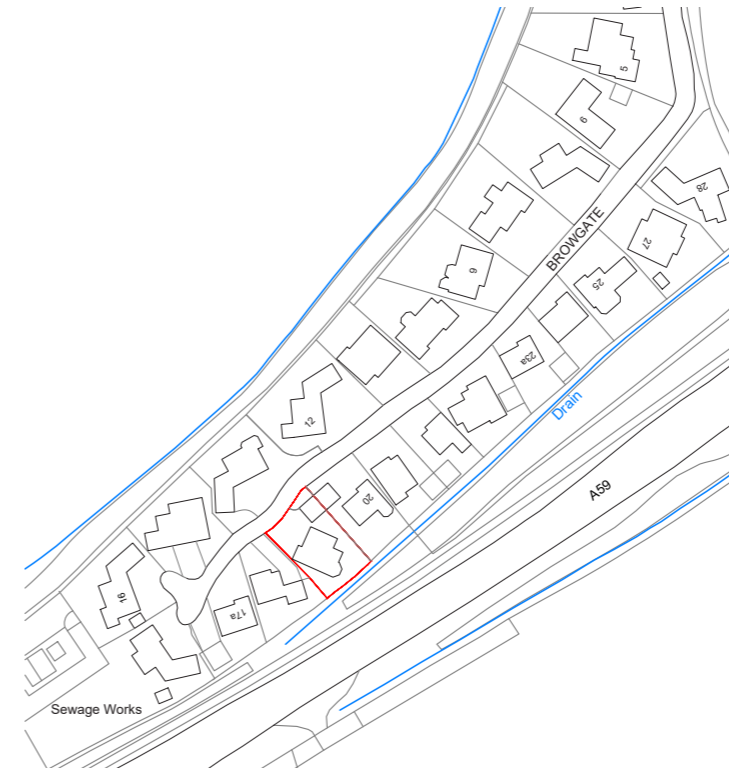
Date Prepared:
February 2026

Applicant:
Karen Cavanagh

BCAE Architects Ltd.
Contact: Arron El Ammar

Local Authority:
Ribble Valley Borough Council

Development:
Single storey rear and side extension

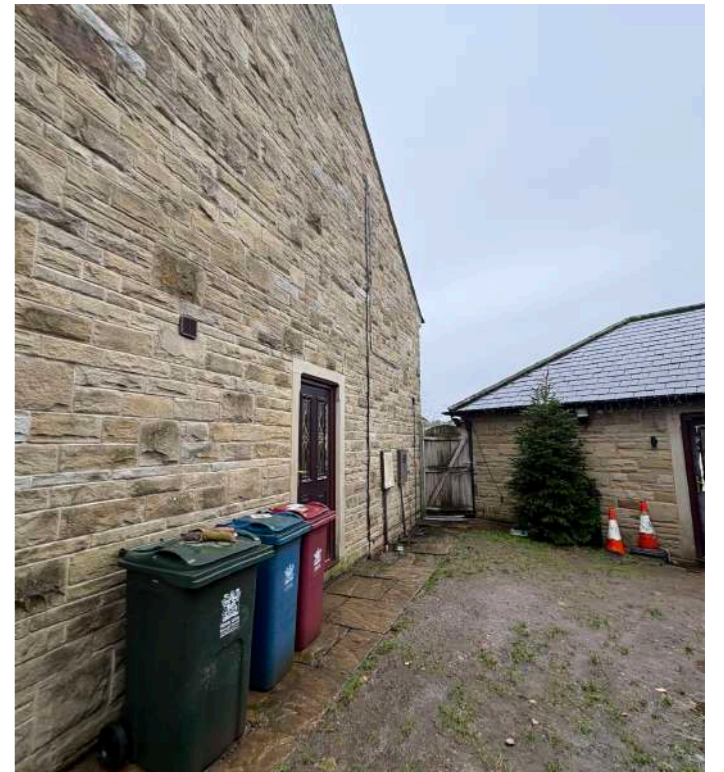
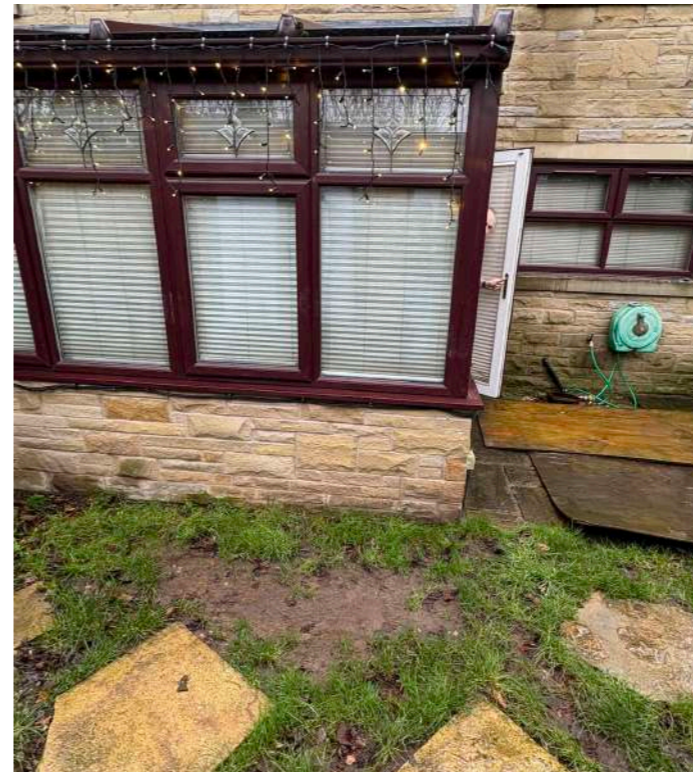


Located in Sawley, Clitheroe, the existing property is a Detached 4 bedroom house.

Existing

02

Existing Photographs - External



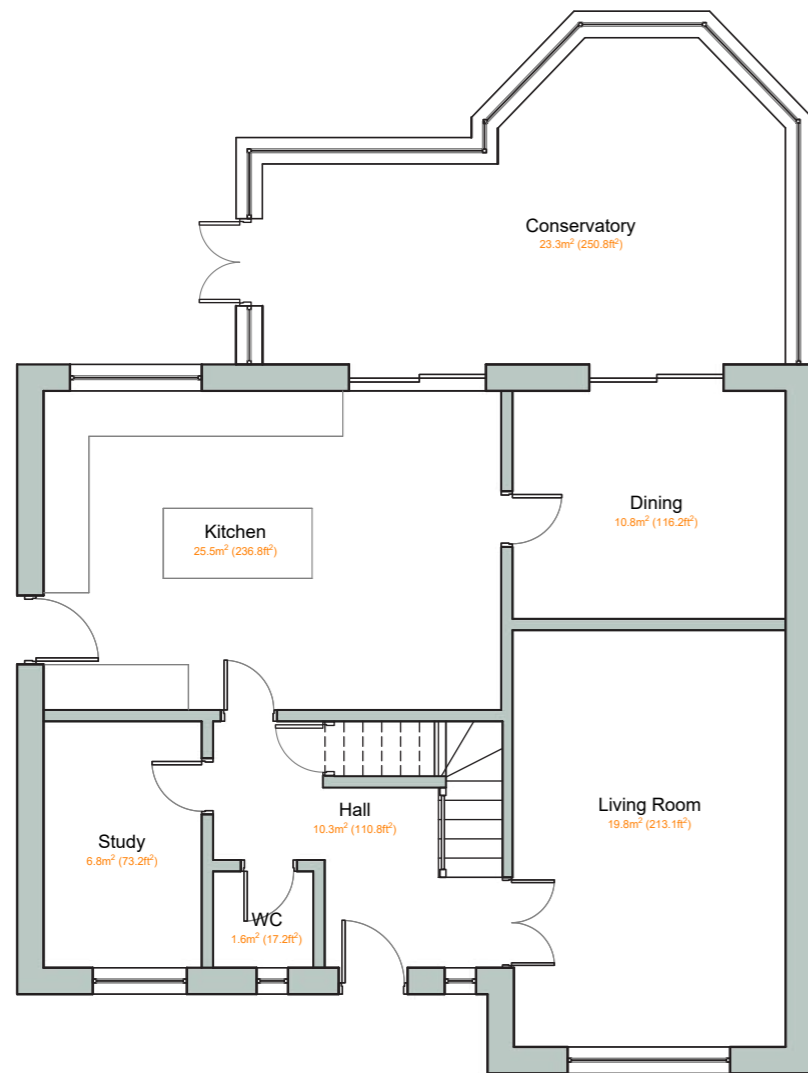
Existing - Site Plan



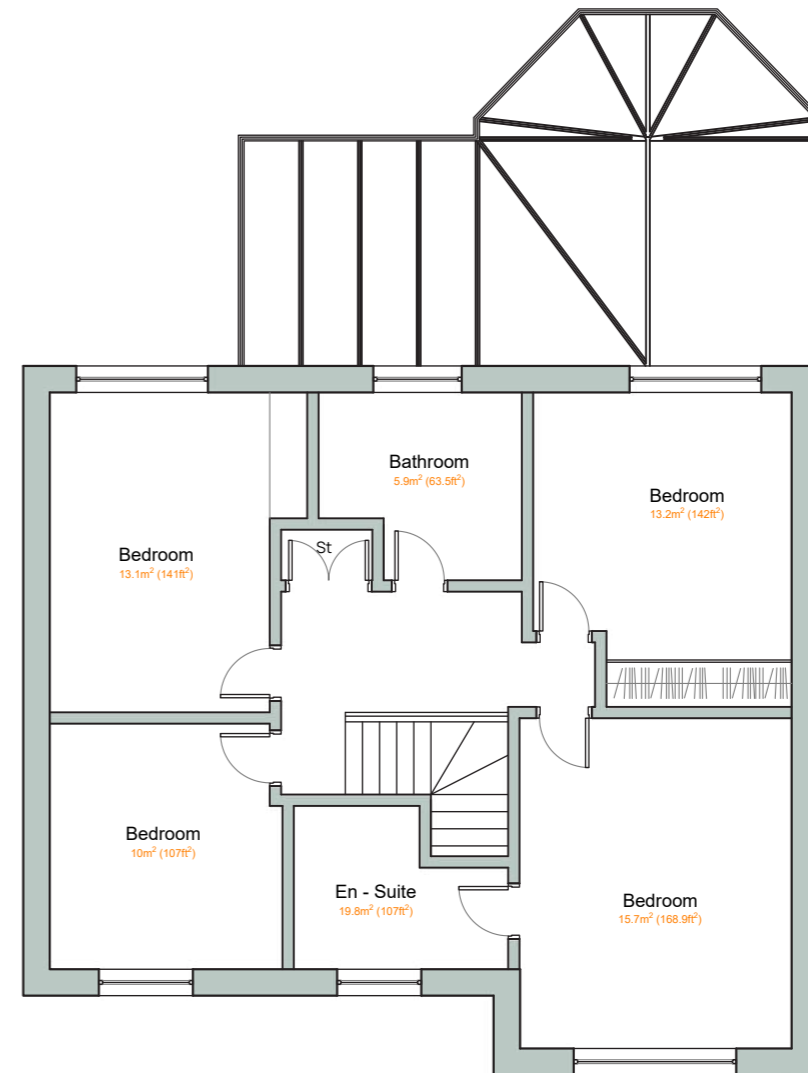
 SITE



Existing - Floor Plans



Existing Ground Floor Plan

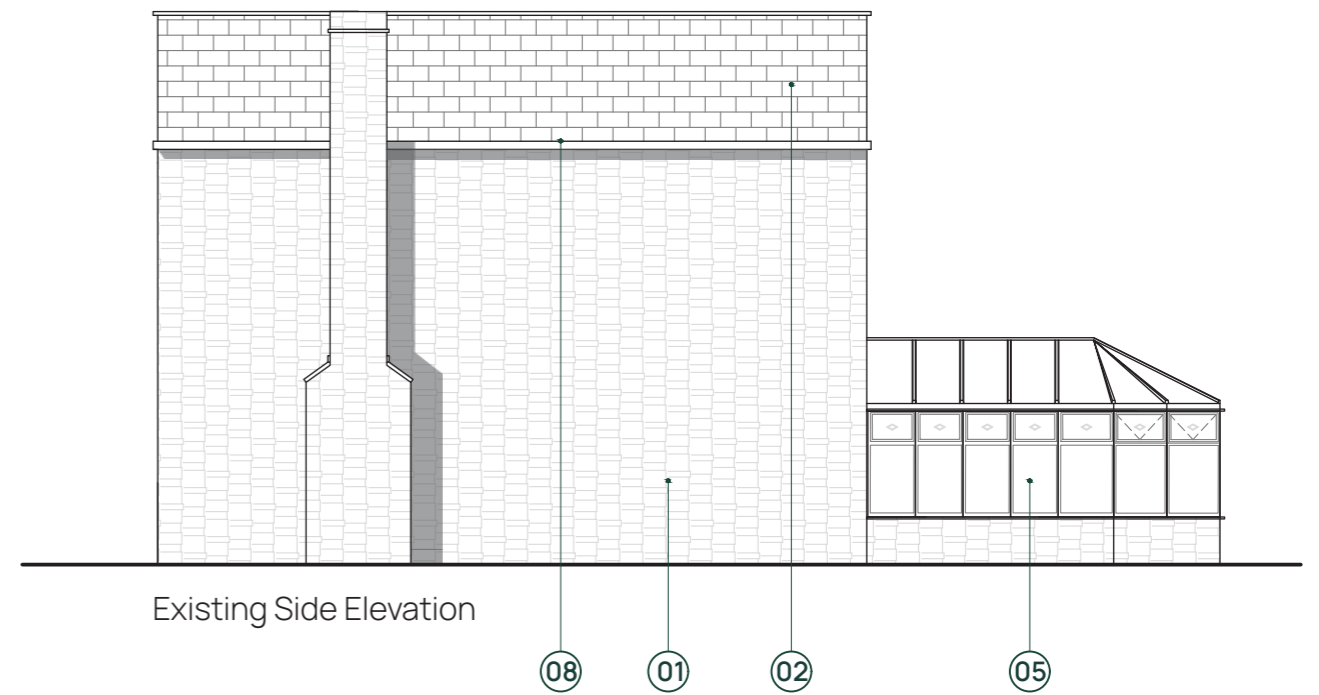


Existing First Floor Plan

Existing - Elevations

key:

01 Stone	05 UPVC Windows, Colour Brown
02 Slate, Colour Dark Grey	06 UPVC Door, Colour Brown
03 Wood Panels	07 Chimney Pots, Colour Red
04 Stone lintels	08 RWP & Gutters, Colour Black



03

Planning History - 3/2023/1018

3/2023/1018 - Peele House Sawley Road Sawley BB7 4LE

Proposed erection of a single-storey extension to rear

APPROVED WITH CONDITIONS



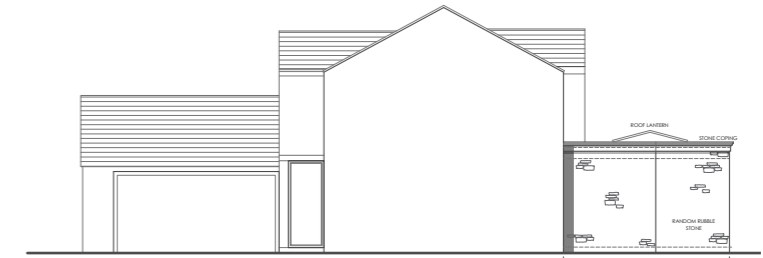
PROPOSED REAR (WEST) ELEVATION
Scale 1:100



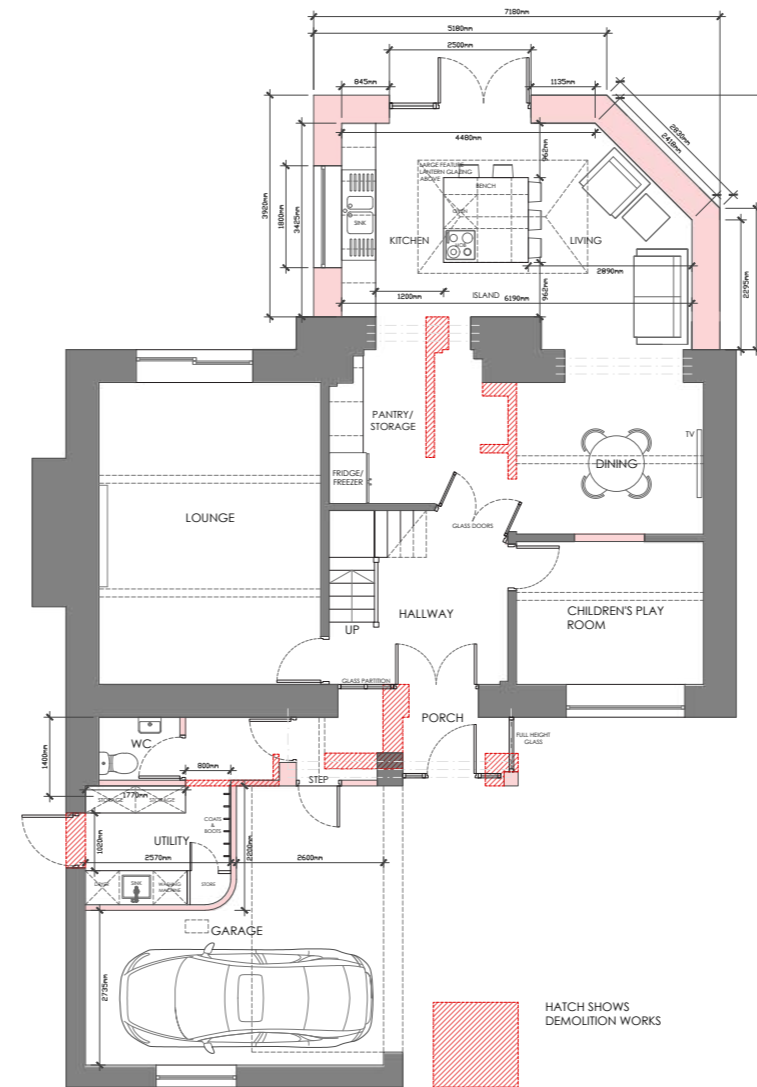
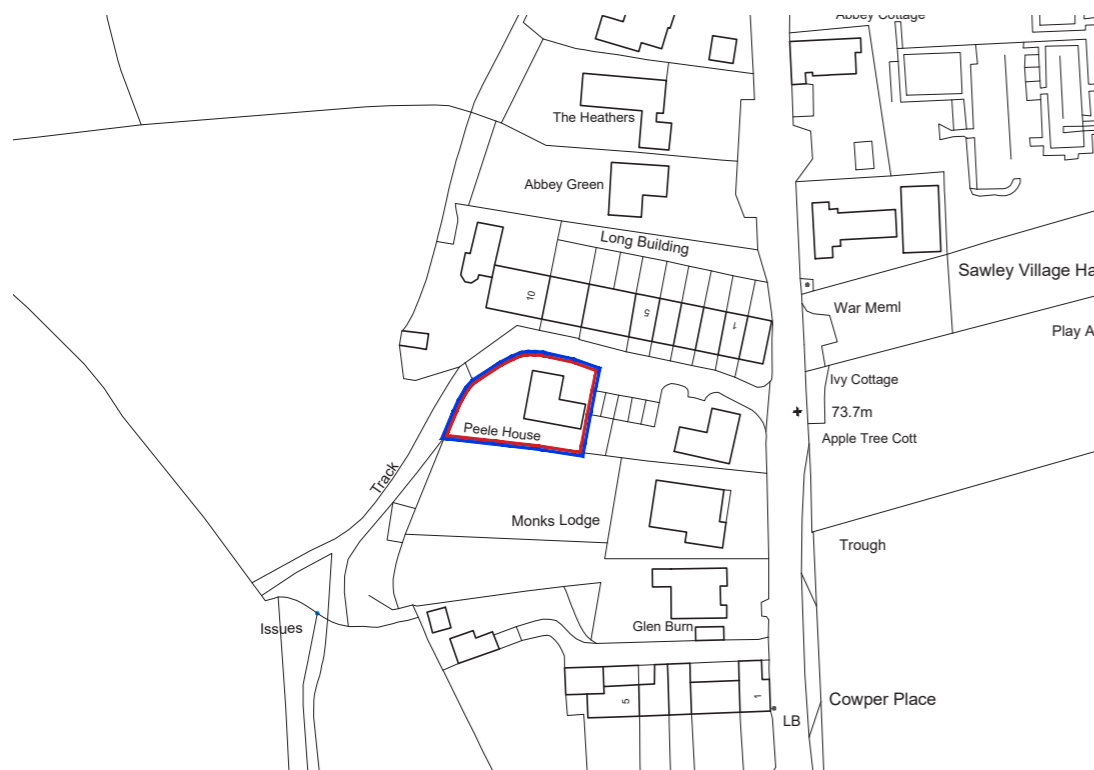
PROPOSED SIDE (SOUTH) ELEVATION
Scale 1:100



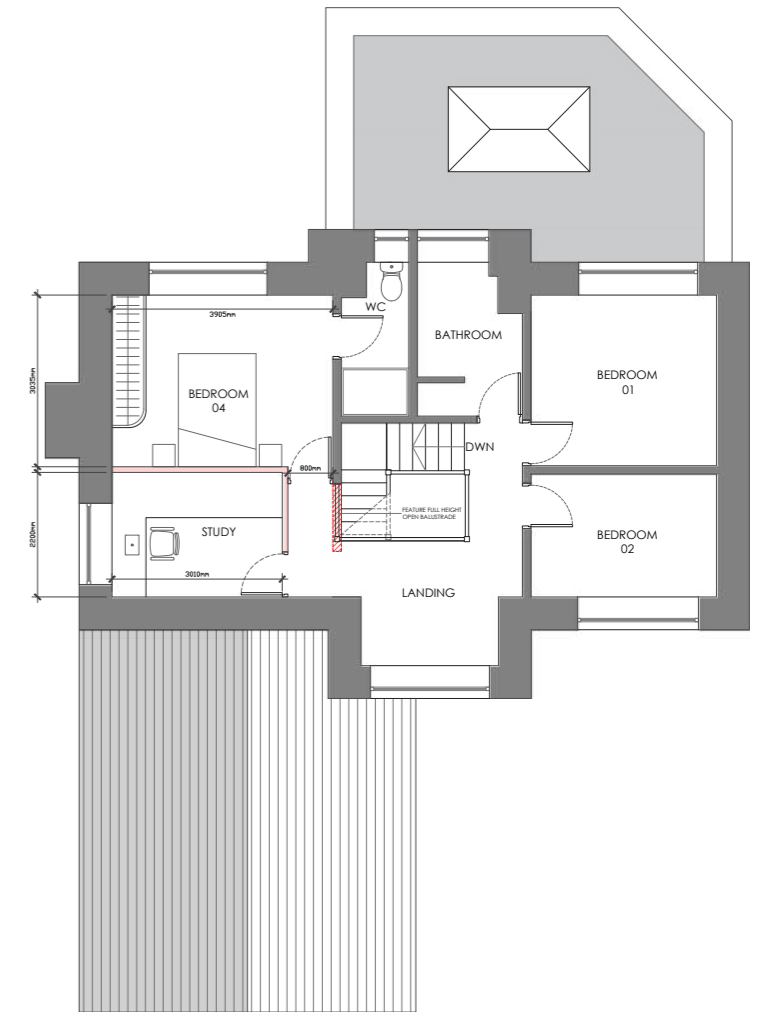
PROPOSED FRONT (EAST) ELEVATION
Scale 1:100



PROPOSED SIDE (NORTH) ELEVATION
Scale 1:100



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50

Planning History - 3/2023/0136

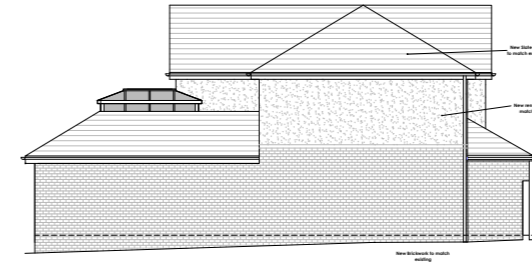
3/2023/0136- The Brambles Sawley Road Sawley Clitheroe Lancashire BB7 4LE

Proposed two storey side extension.

APPROVED WITH CONDITIONS (12/05/2023)



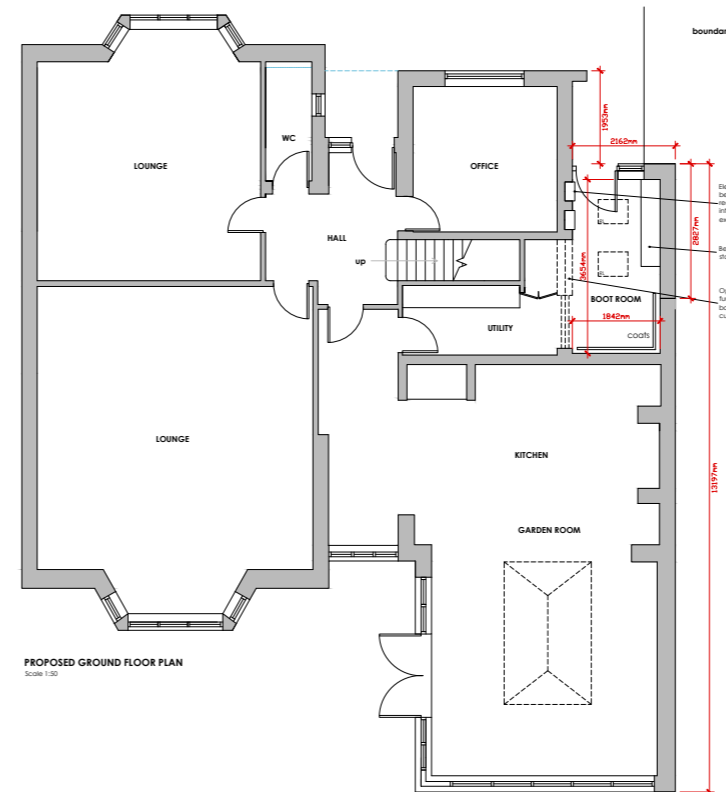
PROPOSED FRONT ELEVATION
Scale 1:100



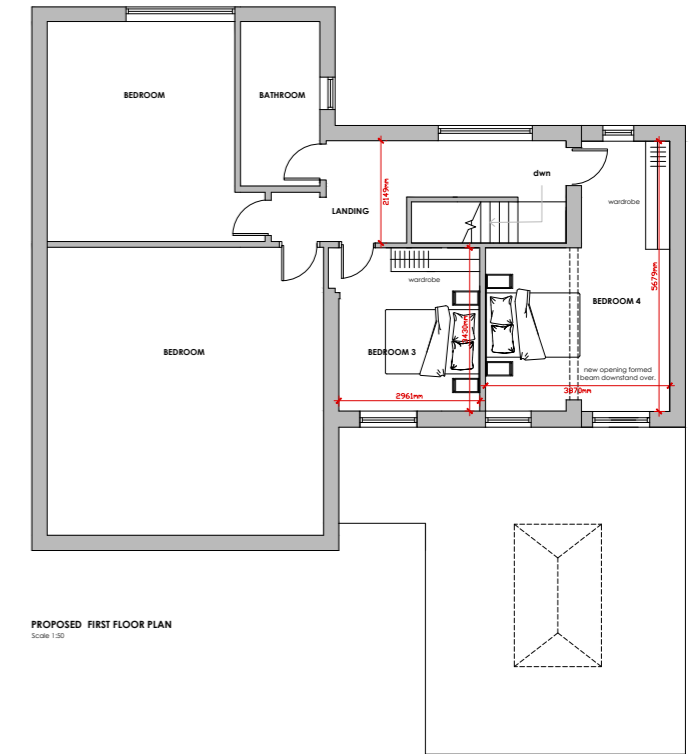
PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50

04

Precedents



05

Materiality



1. Windows.
(Black)



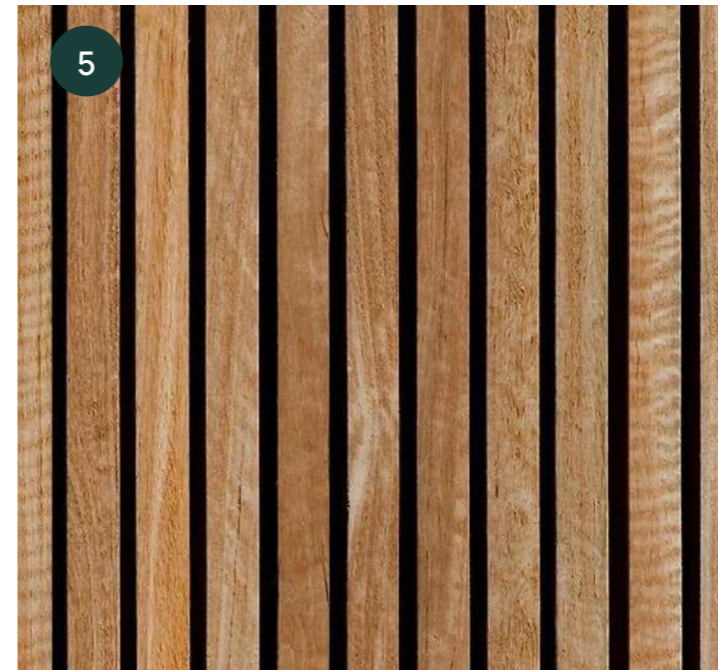
2. Stonework.
(Colour, Beige to match existing)



3. Soffit
(Composite Timber Cladding.
Colour, Oak)



4. Doors.
(Black)



5. Composite Timber Cladding.
(Colour, Oak)



6. Facia and Guttering.
(Colour, Black)

06

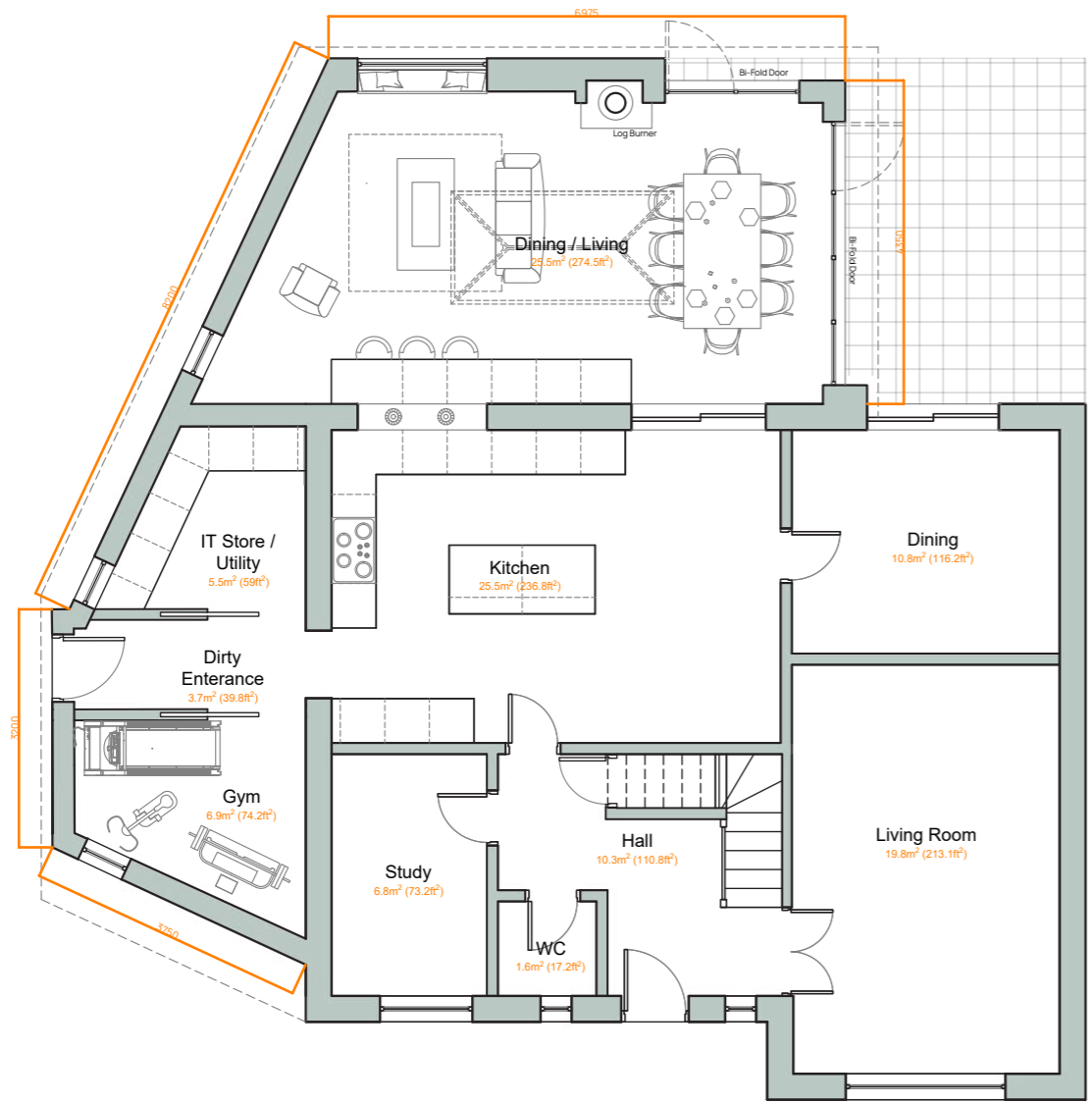
Proposed - Site Plan



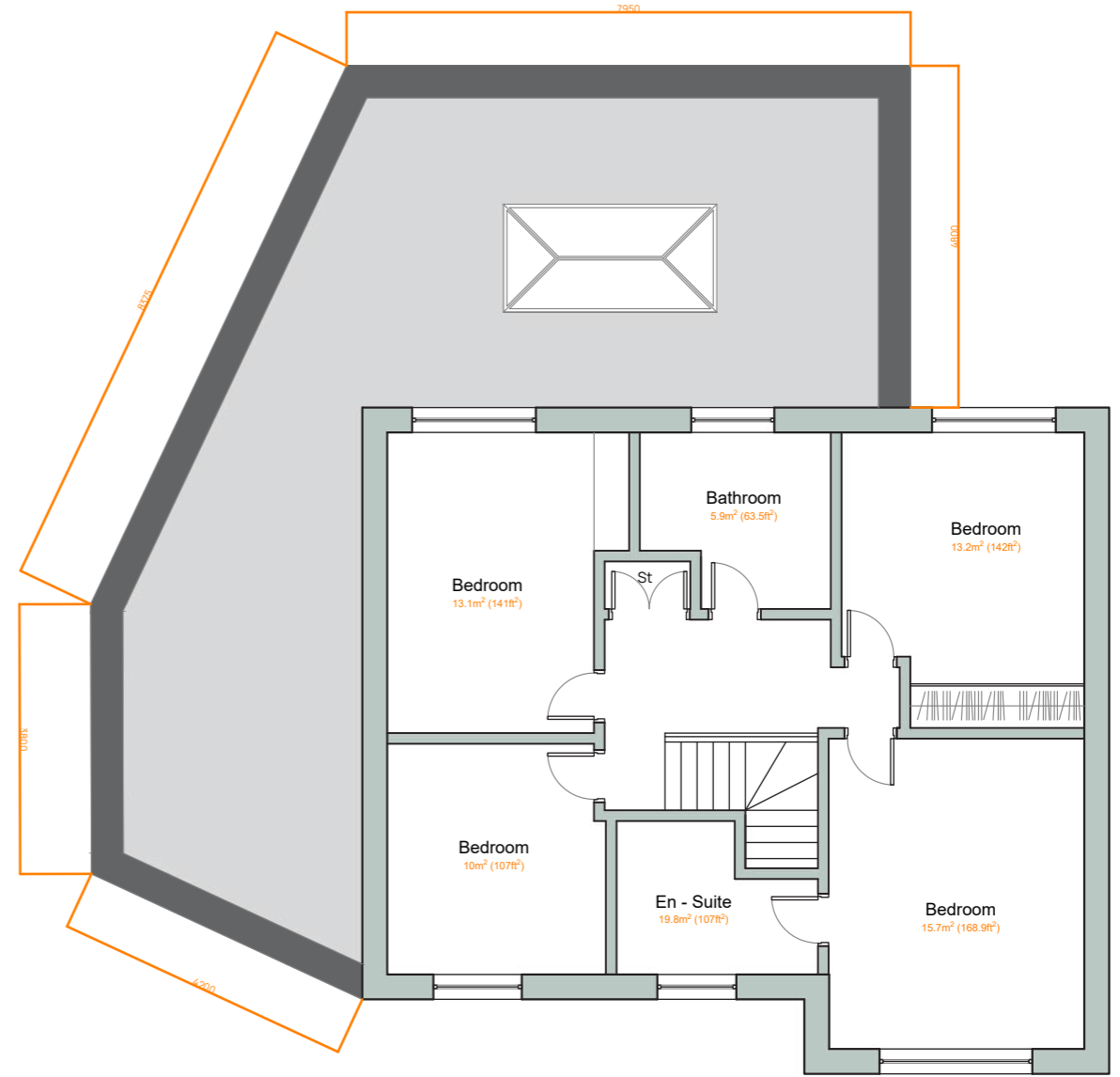
 SITE



Proposed - Floor Plans



Proposed Ground Floor Plan

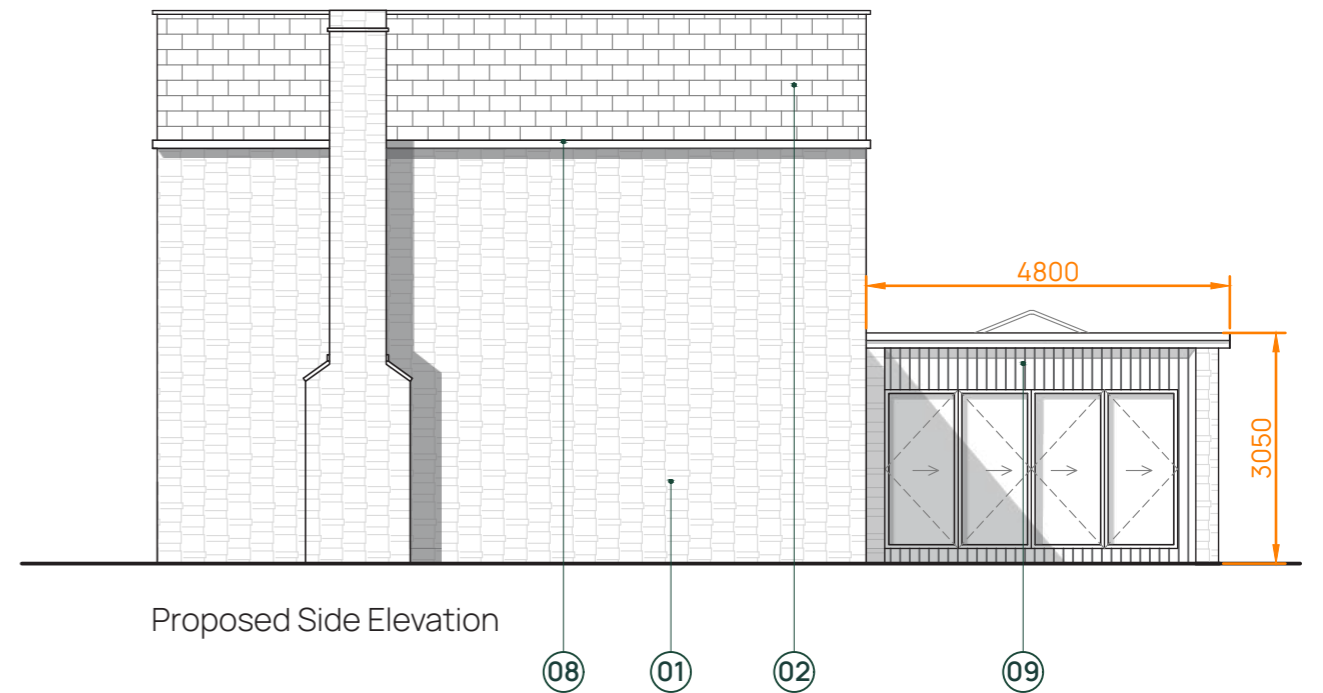
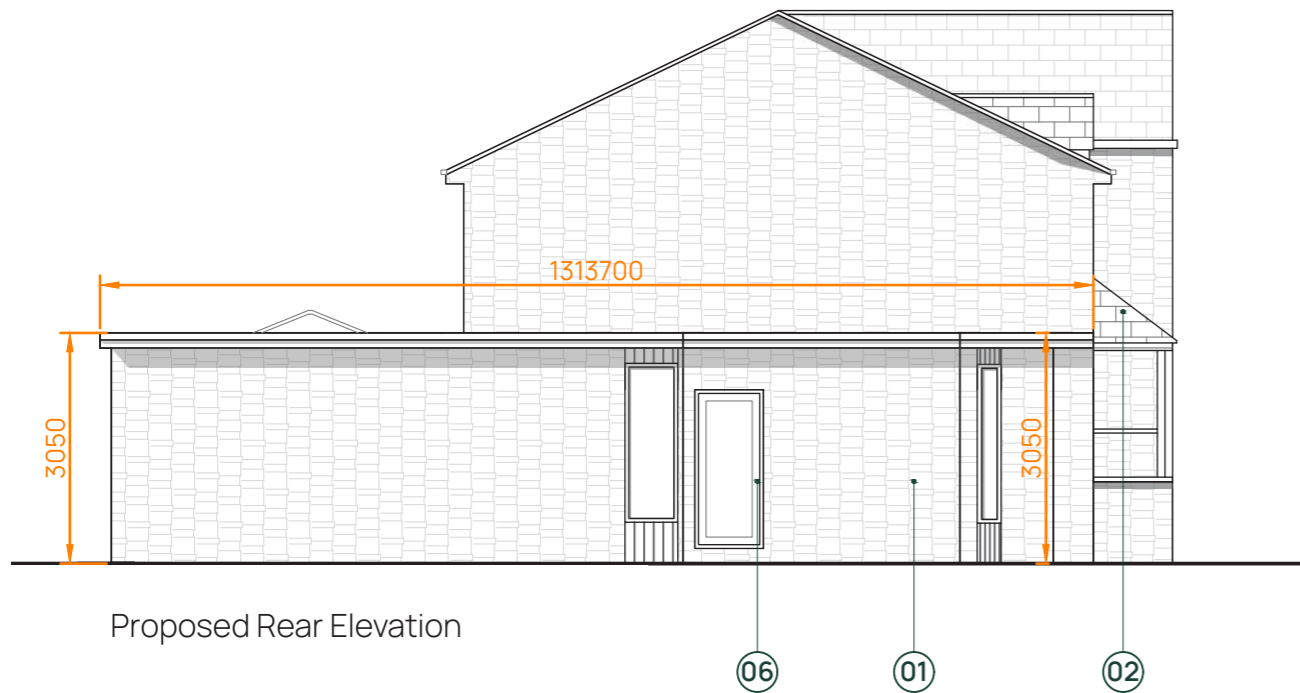
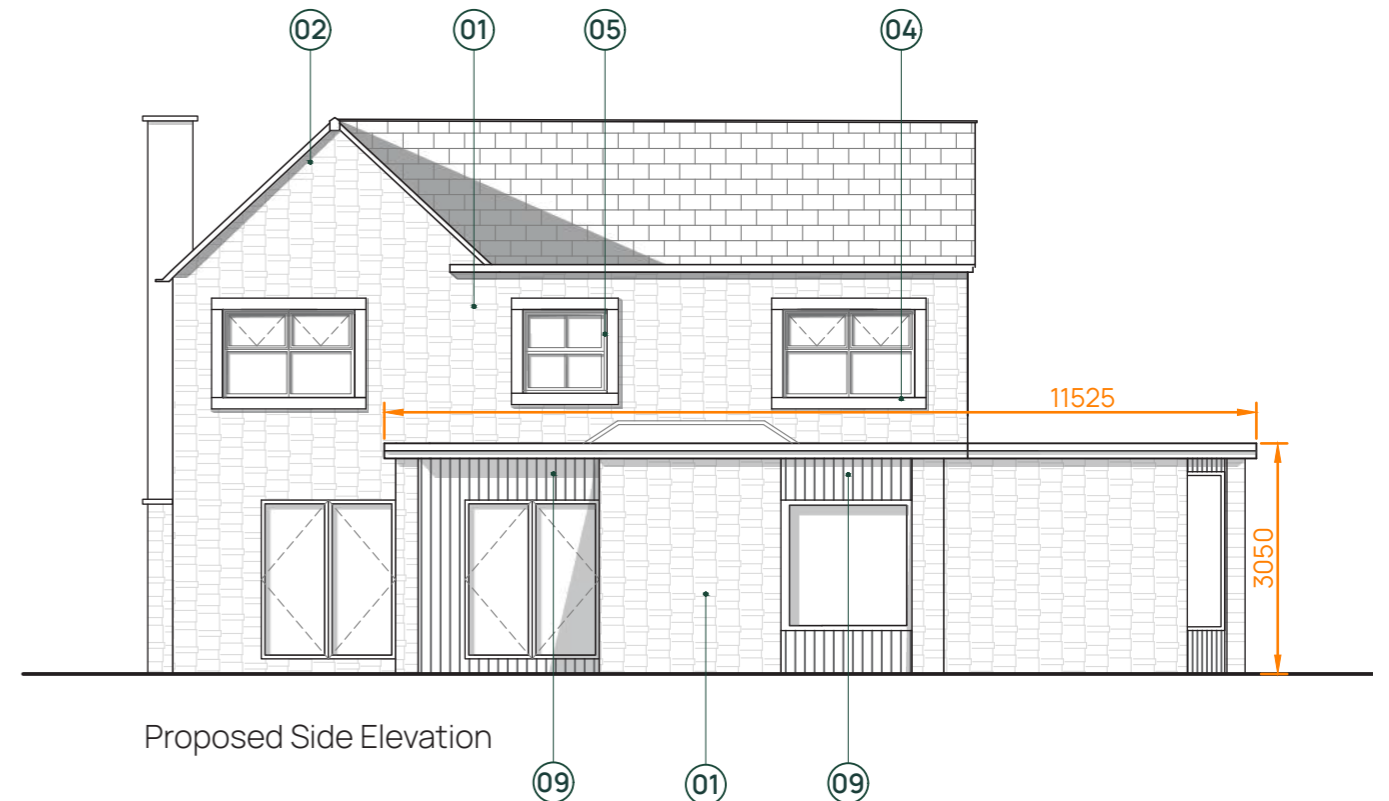


Proposed First Floor Plan

Proposed - Elevations

key:

01 Stone	05 UPVC Windows Colour Brown	09 Timber Cladding
02 Slate Colour Dark Grey	06 UPVC Door Colour Brown	10 UPVC Door Colour Brown
03 Wood Panels	07 Chimney Pots Colour Red	11 Chimney Pots Colour Red
04 Stone lintels	08 RWP & Gutters Colour Black	12 RWP & Gutters Colour Black



07

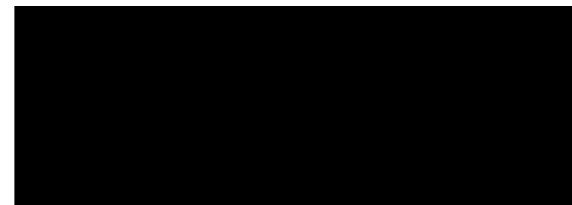
Visuals



Visuals



BCAE
ARCHITECTS



19 Browgate | Sawley

Planning Statement | February 2026