

# Peter Hitchen Architects

## **Peter Hitchen Architects Ltd**

Marathon House

The Sidings Business Park

Whalley

Lancashire

BB7 9SE

17<sup>TH</sup> March 2026

## **STATEMENT TO SUPPORT THE VARIATION OF CONDITIONS APPLICATION:**

### **HIGHER EDGE FARM**

### **TINKLERS LANE**

### **SLAIDBURN**

## **INTRODUCTION**

This document was prepared to support the variation of conditions application (Section 73), for alterations to the refurbishment and extensions at Higher Edge Farm, Slaidburn relating to the approved application in 2025 (planning reference 3/2025/0022). Within this document the specifics of conditions which vary from the original planning approval are outlined in detail.

## **INTERNAL LAYOUT**

There are minor changes to the proposed ground floor internal layout as well as a door opening on the first floor. Mainly, on the ground floor, the orientation of the en-suite bathroom and downstairs WC as well as the repositioning of the Larder room. The new

layout will improve the flow of the ground floor and maximize use of space while also taking advantage of existing opening positions.

## **WINDOW ALTERATIONS**

Associated to the alterations to the ground floor are amendments to the windows on the North face of the property to the near left side of the elevation will be reduced from four small windows to two larger windows which reflect the existing openings on site. This will facilitate a more coherent look and allow for more efficient internal layout.

On the West elevation of the dwelling, on the near right side, the ground floor window will be increased in width to allow for more light in the bedroom. In addition, the window above it on the left has been omitted.

## **SINGLE STOREY REAR EXTENSION**

With regards to the rear extension, the proposed amendments allow for better construction techniques while maintaining the aesthetic of the original proposal. The steps down to the extension will be aligned to the edge of the existing house to give more seamless transitions as well as a reduction of the new floor level in the extension to reduce the number of steps. Natural stone corner piers are included to frame the windows and sliding doors on the West face of the extension. These have been included to look more proportional and allow for better construction. The roof overhang has been altered to look more proportional and roof lights have been added to improve light quality. On the North and South elevations on the extension, the large windows have been replaced by two slot windows to allow for more functional internal layout. The original proposal featured a fireplace that is no longer included.

## **PORCH**

The style of the porch has been altered from a pitched roof with trust aesthetic to a flat roof, more streamlined style which matches the extension more appropriately.

## **CONCLUSION**

This document has outlined the internal and external amendments to the approved proposal and will improve the design overall. We believe the external amendments have a minor visual impact on the approved design and are still entirely appropriate for the proposal.

## **FULL LIST OF AMMENDMENTS**

- Internal layout amendments to the ground floor
- Adaptation of window sizes to the East and West elevations
- Alterations to the windows in the extension with the addition of sliding doors and natural stone piers as well as floor levels.
- Porch roof from pitched to flat roof