



New side extension to create a bedsit for an elderly family member

at

19, Crowtrees Road, Sabden, Clitheroe, BB7 9HE

for

Mr Dave Motley

1. THE SITE

The application site is located on Crowtrees Rd Sabden. This semi-detached dormer bungalow is on a street of similar brick built properties. The property next door has been rendered. This statement provides support to the accompanying householder planning application seeking permission for a single storey side extension to create a 'bedsit' for an elderly family member .

2. USE

The extension will be used as 'bedsit' for the applicants mother in law, no change of use is proposed as the proposed extension is to a domestic dwelling.

3. AMOUNT

The additional floor space of the proposed in total is 19.2m².

The extg drive/hardstanding will accommodate a min of 3no cars

4. LAYOUT

The property is a brick built dormer bunglaow of traditional construction.

5. SCALE

The dimensions of the proposed single storey extension are: max 3.956m wide x 5.928m long x 3.775m high o/a. The new extension follows a similar form and massing to the existing rear extension to the dwelling.

6. LANDSCAPING

Has largely been kept as existing with the perimeters of the property laid to lawns and shrubs and hard standing for car parking and access.

7. APPEARENCE

The extension will have a renderd finish with high quality upvc framed double glazing to match existing. The design specifically addresses and relates to the character of the property in its setting and is subservient to it's host. The materials and architectural aesthetic modelling responds to the surroundings and purposely share similar characteristics.

8. ACCESS

No special access arrangements have been made other than the internal access from the existing domestic dwelling as this is a private domestic dwelling.

9. WASTE MANAGEMENT STATEMENT

Confirmation that the dormer bungalow has a bin area (hard standing) of sufficient size to accommodate the required number of bins for domestic waste and mixed re-cycling, positioned for ease of collection at the rear of the house. The bins will be brought out for emptying as required by the Local Authority on collection days.

10. JUSTIFICATION STATEMENT

In view of the above it is argued that the siting, design and scale of the proposed building is acceptable and it would not harm the character of the surrounding townscape and /or the living conditions of neighbouring occupiers. Therefore in the absence of any other material considerations, planning permission should be granted.