

New Two Storey Rear Extension Building at 16 Warren Fold, Hurst Green

16 Warren Fold
Hurst Green
Lancashire
BB7 9QS

Planning Statement
April 2026

Planning Statement

Proposed Two-Storey Rear Extension

16 Warren Fold, Hurst Green, Lancashire

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the construction of a two-storey rear extension at 16 Warren Fold, Hurst Green, Lancashire. The proposal seeks to enhance the functionality and living conditions of the existing dwelling while respecting the character of the surrounding area.

2. Site and Surroundings

The application site comprises a residential property located within a well-established residential area of Hurst Green. The surrounding context is characterised by similar dwellinghouses of varying styles and ages, many of which have been extended or altered over time. The property benefits from an existing rear garden and is not located within a conservation area nor subject to any known restrictive designations (subject to confirmation).

3. Proposal Description

The proposed development consists of a two-storey rear extension projecting from the back of the existing dwelling. The extension is designed to:

- Provide additional ground floor living accommodation, likely including an enlarged kitchen and dining area.
- Create additional first-floor space, potentially accommodating an extra bedroom and/or bathroom facilities.

The design will be sympathetic to the host dwelling, incorporating matching or complementary materials, roof form, and fenestration to ensure a cohesive appearance.

4. Design and Scale

The scale and massing of the extension have been carefully considered to ensure that it remains subordinate to the original dwelling. The extension will:

- Be set in from side boundaries where appropriate.
- Maintain a proportionate depth relative to neighbouring properties.
- Avoid excessive height or bulk that could dominate the existing structure.

The roof design will reflect the character of the main house, ensuring visual continuity.

5. Impact on Residential Amenity

The proposal has been designed to minimise any adverse impacts on neighbouring properties. Consideration has been given to:

- **Privacy:** Window placement will avoid direct overlooking of neighbouring habitable rooms and gardens.
- **Daylight and Sunlight:** The extension will not result in significant overshadowing or loss of light to adjacent properties.
- **Outlook:** The scale and positioning ensure no overbearing impact.

Overall, the proposal complies with standard residential amenity guidelines.

6. Highways and Access

The proposal does not alter the existing access arrangements to the property. Adequate off-street parking remains available, and the development is not expected to generate a significant increase in traffic movements.

7. Materials

External materials will be selected to match or complement the existing dwelling, likely including:

- Brickwork to match the existing house
- Roof tiles consistent with the current roof
- Windows and doors in a style and colour appropriate to the property

This approach ensures the extension integrates seamlessly with the host building.

8. Planning Policy Considerations

The proposal accords with relevant local and national planning policies, including:

- Supporting sustainable development by improving existing housing stock
- Respecting the character and appearance of the area
- Protecting residential amenity

The development is considered to represent an appropriate form of householder development.

9. Conclusion

The proposed two-storey rear extension at 16 Warren Fold is a well-considered and sympathetic addition that will significantly improve the living conditions of the property without causing harm to neighbouring amenity or the character of the area.

The proposal complies with relevant planning policies and guidance, and it is respectfully