



PROPOSED REAR EXTENSION AND ENTRANCE CANOPY
AT
SKIRDEN HALL, ANNA LANE
DESIGN STATEMENT

BY

SUNDERLAND PEACOCK AND ASSOCIATES

Job No. 7355-DS-1.00_ JUNE 2026

1.0 OVERVIEW

1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant to support a householder application for a rear extension and entrance canopy to Skirden Hall. This report illustrates previous planning history and review of permitted development rights to be considered as part of this application.

This report is in support of the application and should be read in conjunction with the supporting information.

2.0 EXISTING

2.1 Site Address:

Skirden Hall
Anna Lane
Bolton by Bowland
Clitheroe
BB7 4NZ

Skirden Hall is situated just north of village boundary of Bolton-By-Bowland and close to Forest Becks. It is set within Forest of Bowland National Landscape formally Forest of Bowland A.O.N.B.



Fig 1. Google maps location.

Fig 2. Existing Photographs

EXISTING ORANGERY
APPROVAL



2.2 PLANNING HISTORY

Application No: 3/2007/1145/P

Description: Orangery extension to existing house at Skirden Hall, Forest Becks, Bolton-by-Bowland.

Extract from delegated report:

This application details the provision of an orangerie to the rear of a detached dwelling within the AONB. Approximate dimensions of the works are 5.4m x 4.9m x 3.8m to the top of the parapet wall

It is to be noted that this application referenced the building elevation as 'rear' of the dwelling. This facilitates the building with maintaining associated permitted development rights and applicable to this application.

3.0 PROPOSAL

3.1 The proposal involves the removal of the existing rear extension and replacement with a wider and lower height extension. As illustrated in Figure 3 which is a previous local example to a stone dwelling, the scheme will provide a positive and quality proposal to the property and be more subservient in height. The extension will continue to be set behind the existing stone boundary wall to the front which will maintain the view to the front of the building and reduce any visual impact on the National Landscape.

The proposal will create a required family living space at ground floor incorporated with the new focal entrance oak porch which will reinstate entrance to the day to day entrance hallway.



Fig 3. Extension precedent imagery in Waddington.



3.2 PERMITTED DEVELOPMENT REVIEW

As illustrated below and previously mentioned, the building still has permitted development rights available which are a consideration with this application. Figure 4 illustrates the existing extension to be removed, what would be applicable through development rights allowing a rear extension to 4m in comparison with the proposal at 5.5m depth.

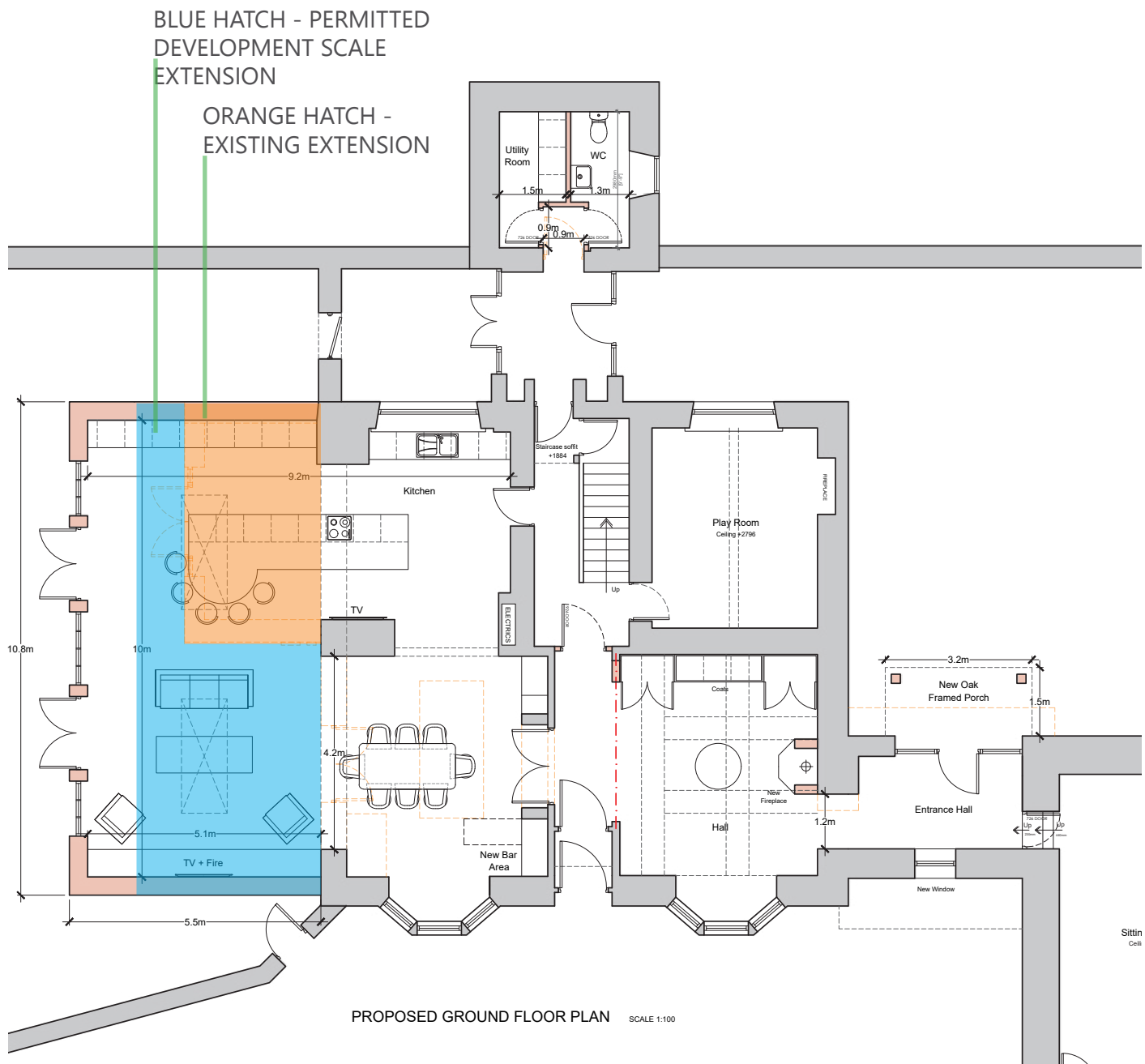


Fig 4. Permitted Development Review

4.0 CONCLUSION

4.1 In conclusion, the proposal that this application seeks approval, will have a low impact on the existing building and National Landscape through the design and location within the existing features of the property. The design of the extension and entrance canopy are subservient to the existing and will reflect the existing materials and quality detailing. The scale of the rear extension if established through permitted development.