

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
8 July 2026

**PROPOSED BALCONY AND STAIR ARRANGEMENT
AT
17 ELM TREE GROVE, BROCKHALL VILLAGE, LANGHO, LANCASHIRE**



This statement supports the proposal to construct a new steel and glass balcony arrangement with a spiral stair access to the existing garage/annex previously approved under application reference 3/2023/0174. The proposal relates to the eastern elevation of the building and replaces the Juliet balcony. The installation will not affect the residential amenity of the neighbours due to its orientation within the plot.

Please refer to the submitted existing and proposed plans and elevations ref PHA/1156/100 &200