

design statement



20 beverley drive

clitheroe

august 2026

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aerial view with the property highlighted in red alongside photos of the current site

1 INTRODUCTION

1.1 APPLICATION

This design statement has been prepared to support a planning application for the alterations and extensions to :-
20 Beverley Drive, Clitheroe, BB7 1HY

1.2 OVERVIEW

The proposed development includes a two storey side extension, a single storey rear extension and a front porch. The extensions are set to replace the existing garage to the side and an extension/conservatory to the rear.

This design statement aims to provide an overview of the site and proposed development following national planning practice guidance. It aims to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, massing and materiality. The design statement will also outline and assess compliance against local and national planning policy and is intended to assist the Council in forming their opinion over the principle of the proposals.

1.3 DESIGN BRIEF

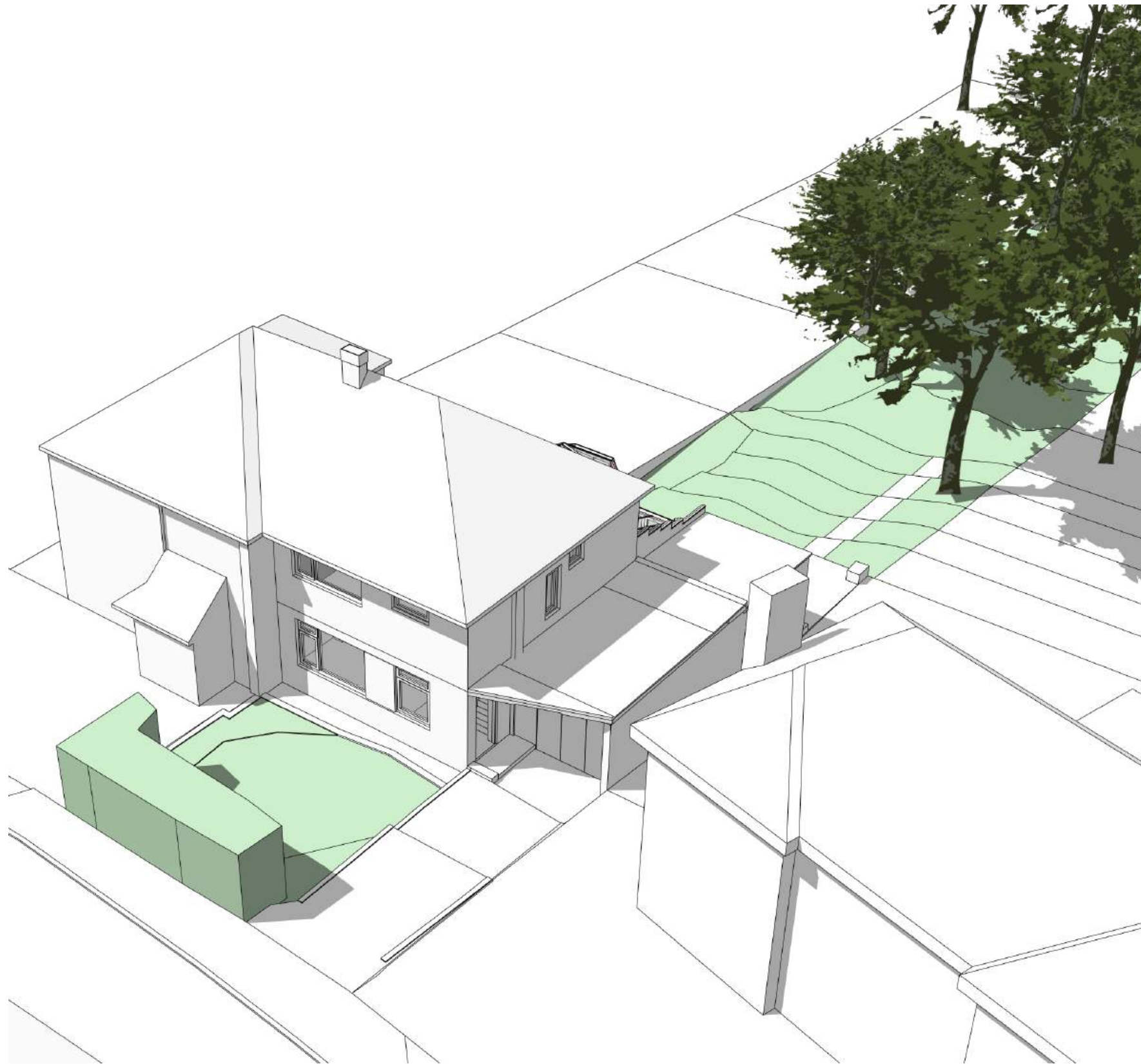
Stanton Andrews Architects were approached to review the existing site/house and to consider options for its development - focusing particularly on the ground floor layout to improve the shortcomings of the existing accommodation, plus lack of connection to the setting.

The proposals should also consider extending at the first floor to add appropriate additional living accommodation for the applicants 3 growing children.

As part of the proposals, our client wished to improve natural light to the west facing living accommodation (i.e. kitchen, dining, etc...) while also improving the environmental performance of the building.

Ultimately, the work seeks to address issues created by poor maintenance over a period of time and is intended to replace previous inappropriate alterations/ extensions that detract from the appearance of the property whilst no longer being setup to suit the current owners.

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model overview of the existing house/site - from the north east

2 SITE DETAILS

2.1 LOCATION

The site is located in the town of Clitheroe - towards the southern extents.

Heading out from the town centre along Whalley Road (A671), the cul-de-sac of Beverly Drive is opposite the junction of Littlemoor Road - in close proximity to Primrose Mill and Primrose Community Nature Reserve.

2.2 SITE DESCRIPTION

The property sits within an approximate 652sq.m site with a mature and established garden to the west backing onto Primrose Nature Reserve and Mearley Brook.

The north and south sides of the site are defined by neighbouring residential properties of differing scales with a separating fence/hedge line. No.18 to the north is a more substantial, detached, dwelling when compared with the application property. No.22 to the south is then a similar sized, semi-detached, dwelling.

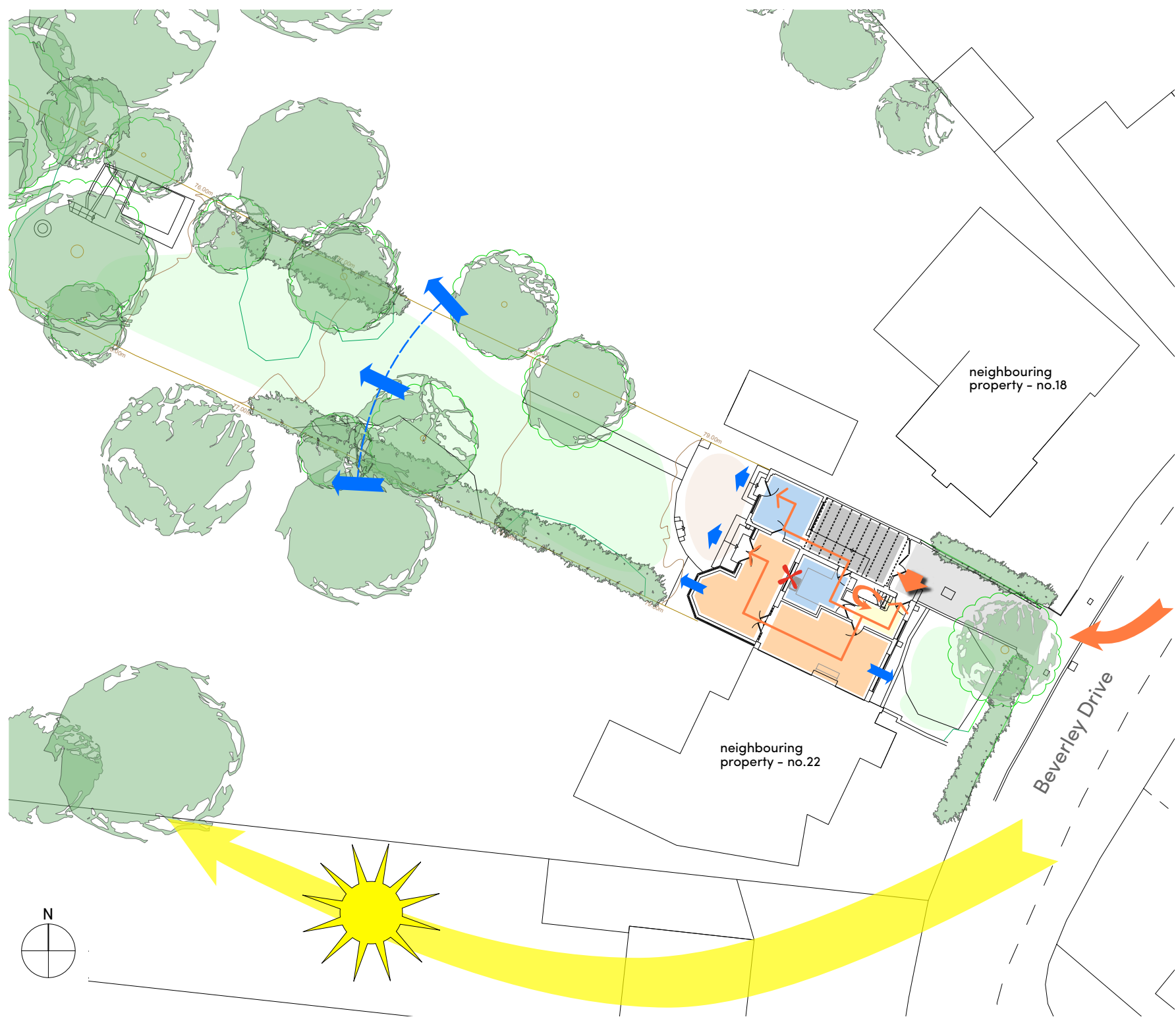
The site is fairly narrow and restrictive in comparison with neighbouring properties (circa 10m) but is equally long - measuring approximately 71m.

The site is accessed off Beverley Drive to the east with a tarmac driveway providing space for 2 cars to park.

The property is set back from the road with a front garden - consistent with all properties along Beverley Drive. To the rear is a small, paved, terrace area which has a significant level change from the house - creating a sense of disconnect between house and garden. The remainder of the garden is given over to a generous lawn with mature trees and denser vegetation at the western extents.

Generally, the site is gently sloping from east to west with an approximate 5-6m fall over the full length of the site. Levels are confirmed on the topographic survey of the site accompanying this application.

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appraisal/analysis diagram of the existing site and house

2.3 EXISTING HOUSE

It is understood that 20 Beverley Drive was constructed in the 1960s. It is a 2-storey, 3-bedroom, semi-detached house with an integral garage.

The house is faced in a combination of red brickwork and white painted render whilst the hipped roof is finished with interlocking concrete tiles.

The house has been extended over the years adding a large conservatory to the rear. There is also a utility extension to the rear of the garage - infilling the corner and linking with the conservatory.

A summary of the ground floor accommodation :-

- The entrance door is concealed on arrival to the side elevation (facing north).
- The kitchen and lounge are accessed off the entrance hall which also contains the staircase to the first floor.
- The lounge acts as a thoroughfare to the later added conservatory which in turn provides the primary access to the garden.
- The kitchen is positioned in the centre of the plan but lacks connection with any of its surrounding rooms whilst also being cut-off to the outside.
- The garage can be accessed off the kitchen and links through with the utility room to the rear.

A summary of the first floor accommodation :-

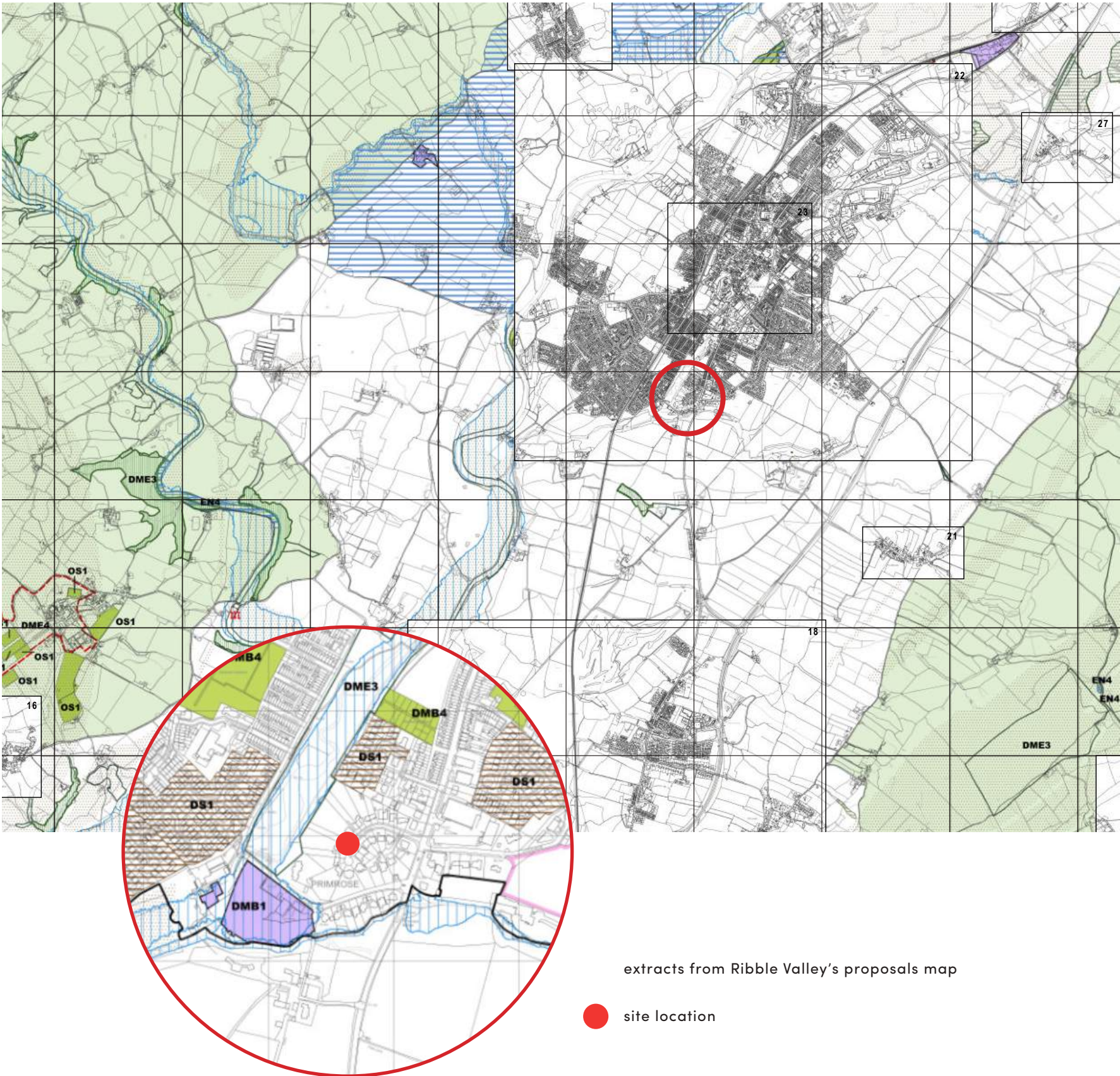
- 3no bedrooms accessed off a landing.
- Small family bathroom which only includes a wash basin and bath.
- Separate wc.

2.4 EXISTING AREAS

A breakdown of the gross internal areas for the property are as follows :-

ground floor	97 m ²
first floor	43 m ²
total	140 m ²

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3 PLANNING

3.1 PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon local authorities that when making any determination of an application, regard is to be had to the adopted Development Plan unless material considerations indicate otherwise.

In this instance, the Ribble Valley Core Strategy (adopted 2014), the more recently adopted Housing and Economic Development DPD and the Proposals Map (2019) sets out the local development framework within the area up to the year 2028.

Key policy documents that comprise material considerations include the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) which is published and updated on the government website.

3.2 RELEVANT POLICIES

Extracts from the associated Proposals Map confirms that 20 Beverley Drive is within the defined settlement boundary of Clitheroe. The site is not covered by any special designations but there are a number of general policies that are relevant to the application. All relevant policies are understood to include the following :-

- Key Statement DS1 – Development Strategy
- Key Statement DS2 – Sustainable Development
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations

It is not the intention to repeat the policies in detail but rather outline the general principles that they seek to uphold and how they relate to the development site.

DS1 (development strategy)
- Sets out a spatial strategy for the borough and focuses mainly on new housing development - directing these to principal settlements or identified strategic sites. Not directly applicable to the proposal for work to an existing residential property.

DS2 (sustainable development)
- When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. This policy directly reflects the approach contained in the NPPF. The Council will always work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible.

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DMG1 (general considerations)
- Applicable to all development and gives an overarching series of considerations that the Council will have regard for to achieve quality. Such considerations include aspects of design, access, amenity, environment and infrastructure.

DMG2 (strategic considerations)
- Development proposals in principal settlements should consolidate, expand or round off development so that it closely relates to the surrounding built up area. Proposals should ensure they are appropriate to the scale of, and in keeping with, the character of the site and setting.

3.3 PLANNING HISTORY

A general review of RVBC’s online planning records suggests there has been one previous application for the property at 20 Beverley Drive.

Ref. 3/1991/0404 Proposed conservatory to rear of existing dwelling
Approved 11.07.1991

3.4 FLOOD RISK

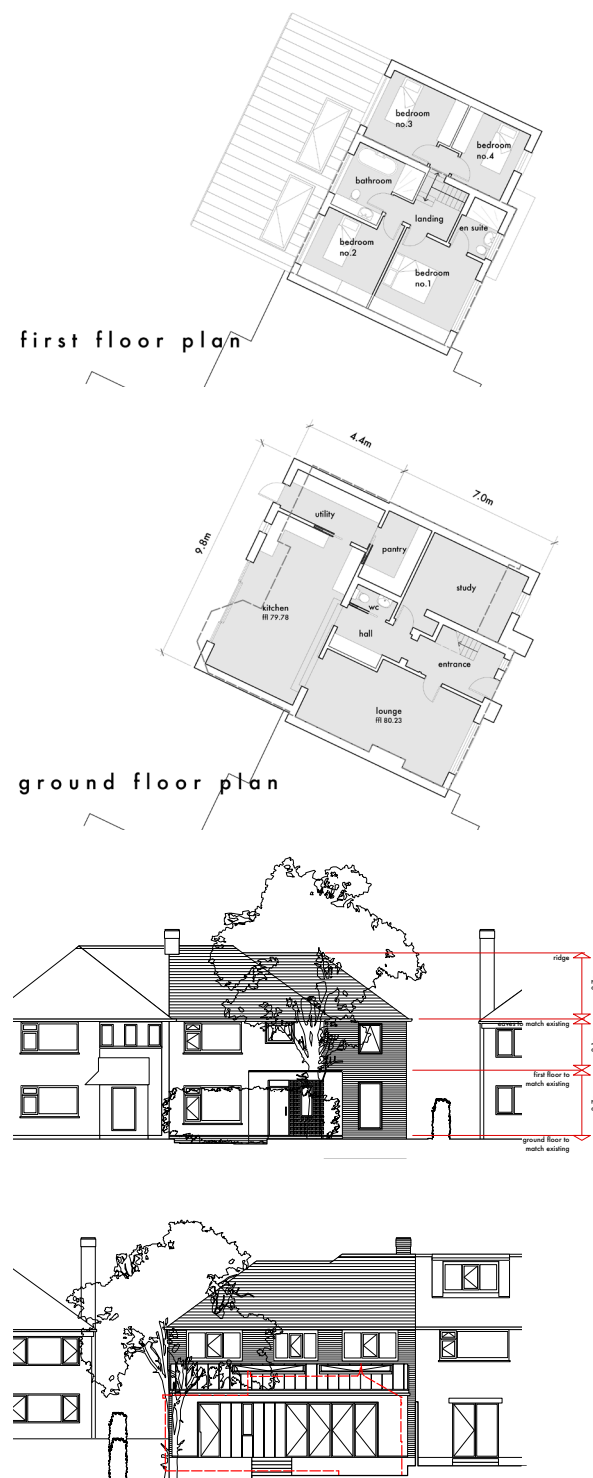
A review of the GOV.UK Flood Map for Planning confirms that whilst the site is in close proximity to Mearley Brook, the site is fully within flood zone 1 (no risk of flooding).

Flood zone 1 represents an area with the lowest probability of flooding, typically less than 0.1% annually.

The website also records the following risks :-

Surface water	
Yearly chance of flooding	very low
Yearly chance of flooding (2040-2060)	very low
Rivers and the sea	
Yearly chance of flooding	very low
Yearly chance of flooding (2040-2060)	very low

as existing model showing west elevation - extracts from core strategy and flood map



extracts from pre-app documents

3.5 PRE-APPLICATION ADVICE

In April 2026, a pre-application enquiry was submitted to RVBC outlining the general principles of development being considered. The Council's response (ref. RV/2026/ENQ/00040 dated 26.06.2026) included the following comments :-

single storey rear extension

"The proposed rear extension will replace the existing conservatory on a comparable footprint. As such, it is not considered there would be any adverse impact in respect to residential amenity. Given the location to the rear of the site, the extension would be out of site from within the public realm and therefore does not raise any concerns in respect of visual amenity."

two storey side extension

"It appears the proposed two storey element will come forward of the principal elevation of the existing garage structure. Given we typically request a 1m set back at first floor for two storey extensions, it would be advised to maintain the existing principal building line to ensure the extension remains subservient. The roof of the extension will sit below that of the ridge of the main dwelling, as per the submitted plans, this assists in the development taking a subservient position."

In regard to residential amenity, the proposed extension is located adjacent to the boundary with the neighbouring property No.18. Given the two storey element will not project beyond the rear (or principle building lines) of the main dwelling, any impact in respect to loss of light or overbearing would be negligible. There are windows in the side elevation of the neighbouring dwelling, but it is understood that these windows are either non-habitable or secondary, and therefore this does not raise any significant concerns in terms of light lost."

porch

"The proposed porch is modest in footprint and will not appear dominant in relation to the dwelling. The flat roof design is comparable to porches found in the vicinity. This part of the proposal will integrate sufficiently into the dwelling and will create a clear entrance to the dwelling which the current property lacks."

design/materials

"The proposed extensions will comprise render and brickwork to match the existing dwelling along with elements of metal cladding. Given there are varying styles of development in the area, including those with a more contemporary approach, these materials are not considered to be of harm to the character of the area... subject to clear plans demonstrating where elements of cladding are proposed, these elements should be minimal."

conclusion

"Based on the submitted plans, the proposed scheme is considered broadly acceptable, subject to details of materials and a reasonable set back being provided for the two-storey extension."

submission requirements

The response outlined that the following information would be required to accompany the application :-

- | | | |
|----|------------------------------------|-----------------------------|
| 1. | Application forms | - included |
| 2. | Location plan | - drg.no.2528/ex00 |
| 3. | Existing and proposed site plan | - drg.no.2528/ex01 and pl01 |
| 4. | Proposed floor plans (dimensioned) | - drg.no.2528/pl02 |
| 5. | Proposed elevations (dimensioned) | - drg.no.2528/pl02 |
| 6. | Bat survey | - included |
| 7. | Parking plan | - via drg.no.2528/pl01 |

In response to the pre-application advice, the scheme has been amended to acknowledge comments received and the drawings have also been re-presented to provide clarity over the materials.

It was taken that there were no issues with the single storey rear extension or the porch so these elements remain largely unaltered.

The current proposal is outlined in section 4 where decisions taken following the pre-app advice are commented on further.

4 DEVELOPMENT PROPOSALS

4.1 DESIGN PROCESS

The current design proposal is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on and refining a preferred scheme.

A number of early feasibility options were computer modelled within the context of the site. The use of detailed 3D modelling not only assists in visualising the schemes but also provides a detailed understanding of the massing of the proposals. The process allowed the existing building and setting to be fully 'understood' ensuring that any proposals were well considered and integrated.

The resultant proposal for the remodelling of the dwelling has been designed to achieve the desired accommodation in response to the brief. It is believed the scheme provides contemporary, usable, living accommodation with a strong connection and respect for its setting.

4.2 DESIGN CONCEPT

One of the fundamental aspects of the design brief was to re-consider the existing ground floor. The design was to address shortcomings of the existing accommodation and improve connections to the garden and wider setting.

The main concept was to 'free up' the kitchen from the centre of the plan (replacing it with service rooms). Moving the main living accommodation to the rear would make more use of the garden elevation which in turn could be 'opened up'.

At first floor, a lightness of touch was preferred so the proposals sought to use existing partitions as a simple way to re-order the spaces while the existing stair was to be used to provide access to the extended first floor accommodation.

At all stages, it was the intention to simplify the massing of the built forms on site to address the existing cluttered compositions. The proposals were to sit on a similar footprint and aimed to be respectful of the character of the original property and setting by maintaining a subservient scale.

Whilst sharing a similar material palette and visual references to the original property, it was believed the extensions should be of their time and more modern features such as floor to ceiling glazing were introduced to the private garden elevation - improving natural light.

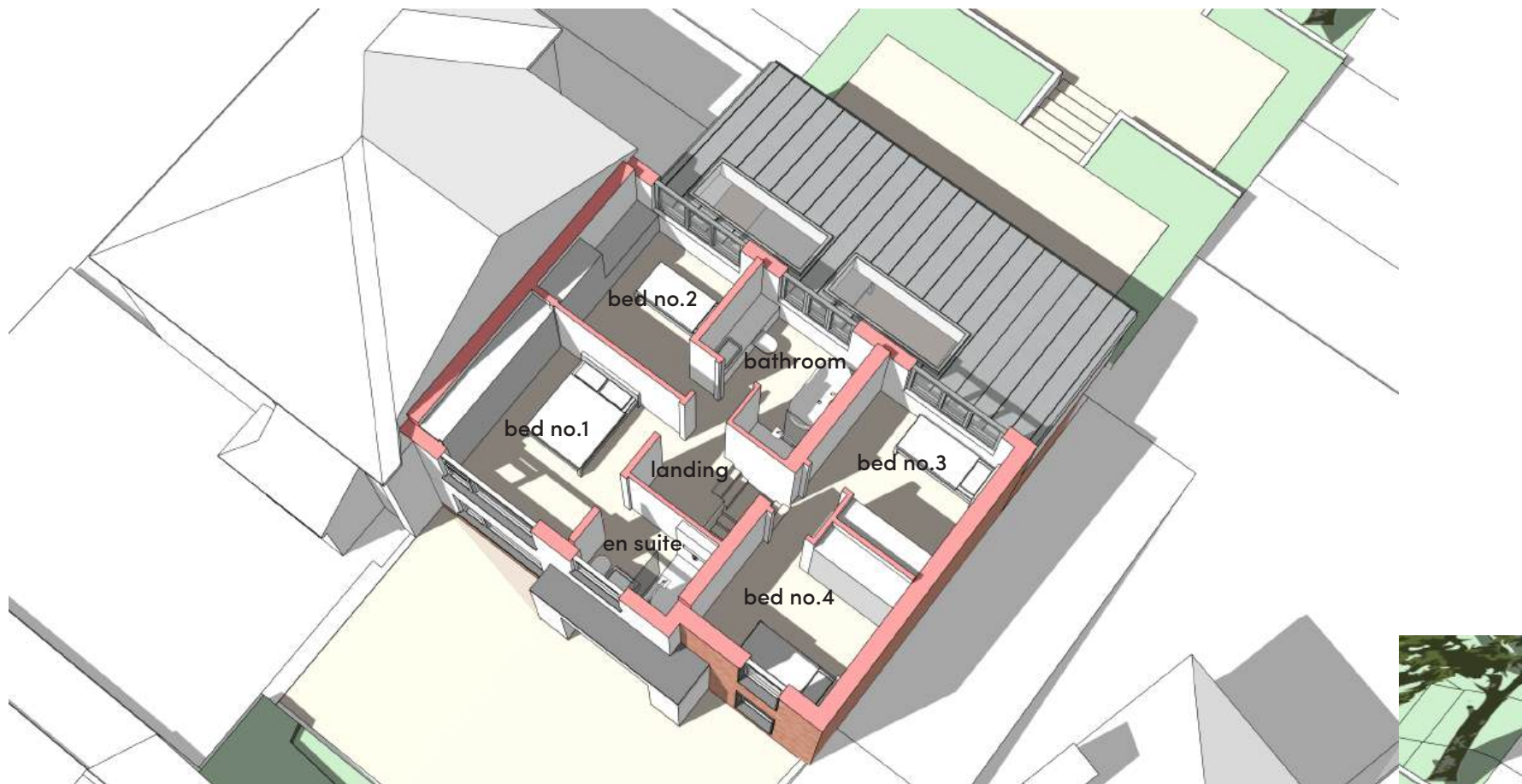


model overview of the current proposal above - from the north east

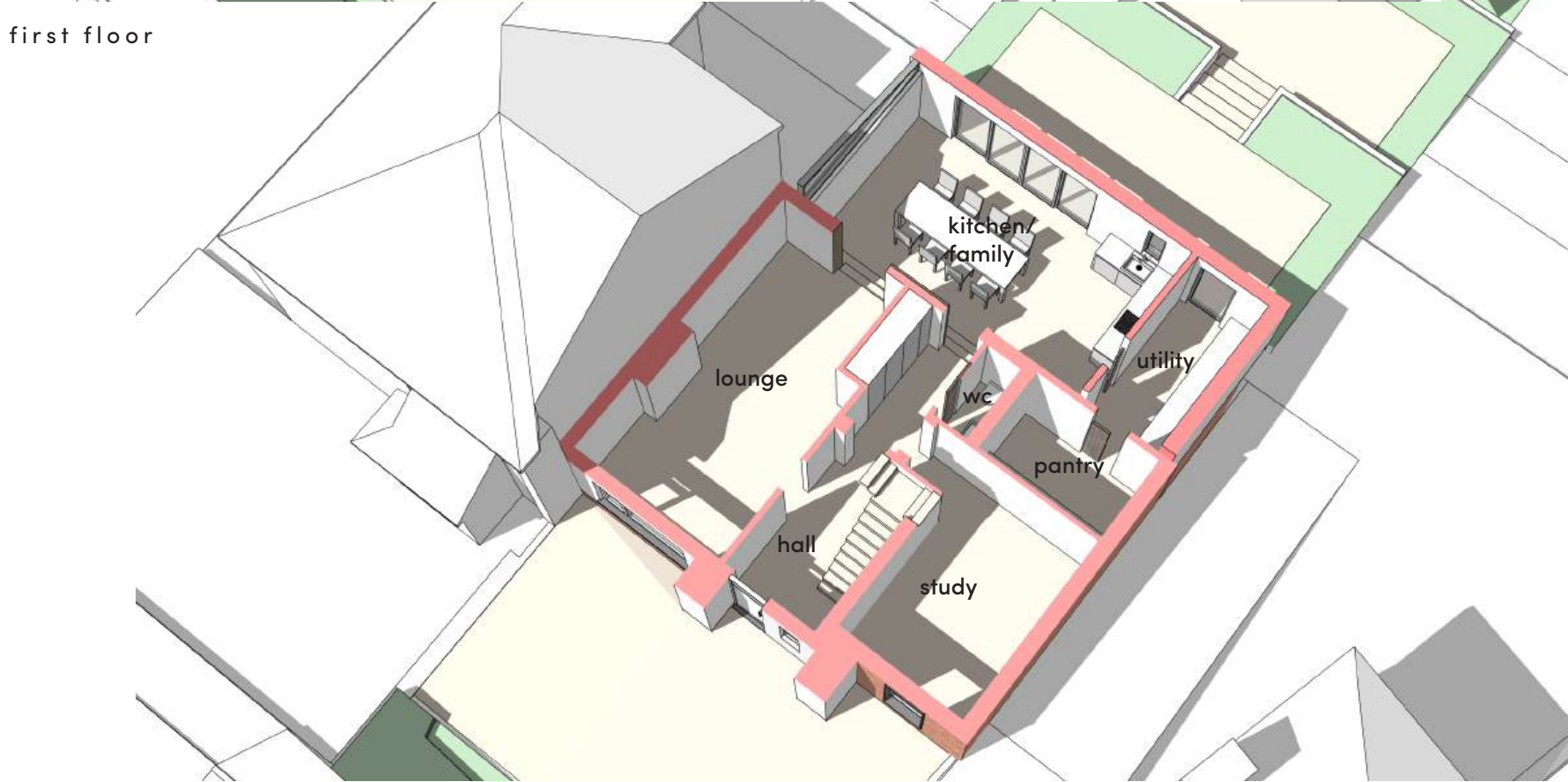


earlier development options

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first floor



ground floor

4.3 LAYOUT

The proposal has been planned around a clear and efficient use of space with thoroughfare rooms removed and circulation minimised to reduce wasted floor area.

At ground floor, the porch helps to define the entrance which is re-positioned to work alongside a central hall - simplifying access to multiple areas and enabling a view through the property and out to the garden on arrival. The lounge remains as existing whereas a study is introduced as part of the two storey extension to the north. Stepping down in level within the extension to the rear (west) is an open-plan, kitchen/family room with access to ancillary back of house accommodation (utility, pantry etc.). Glazed doors open directly onto a level rear patio - strengthening the relationship between internal spaces and external amenity whilst maximising natural light (with help from large format rooflights).

At first floor, 2no. bedrooms within the original footprint remain the same. A former bedroom now accommodates a larger, central, bathroom and the former bathroom becomes an en-suite for bed no.1. Within the two storey extension to the north are 2no. additional bedrooms - accessed off the existing stair.

4.4 APPEARANCE

The proposed extensions directly respond and respect the vernacular of the existing building and neighbouring dwellings in the local area. Walls will be finished in a combination of brickwork (to match the existing) and render whilst white tiles (to the porch inset) and metal cladding panels (to the single storey garden elevation) are used sparingly as features to break-up the elevations. The two storey extension roof will be finished in tiles (to match the existing) to integrate into the streetscene. The rear single storey extension roof will be finished in a metal cladding to suit the shallow pitch (10 degree) - allowing the ridge to terminate below first floor windows. In response to the pre-app advice, all materials are clearly referenced on the plans accompanying the submission.

4.5 PROPOSED AREAS

A breakdown of the gross internal areas for the extended property are as follows :-

ground floor	104.5 m ²	
first floor	64 m ²	
total	168.5 m ²	(20.3% increase)

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model view of the proposal from the east (street facing) - hedge/tree omitted for clarity



neighbouring precedents with two storey projections

4.6 SCALE/MASSING

The proposed extensions will all be subservient in form to ensure the original property can still be appreciated and understood. Repeating general principles from the existing vernacular (like the hipped roof) also ensures the proposal will be well integrated.

As noted in section 3.5, part of the pre-app advice was to set back the two storey side extension in line with the face of the existing garage (i.e. circa 1.8m). This request appeared to be excessive given Beverley Drive has examples of varied property lines including two storey extensions/projections forward of principal elevations in some instances (images to left).

Responding to the advice, the side extension remains set back from the principal front elevation. The latest proposal contains the maximum possible set back to ensure the third/fourth bedrooms are evenly sized for the applicants twin boys. This is without fundamentally altering the existing stair/landing/first floor or extending to the rear - meaning the current layout avoids unnecessary alterations and is the most efficient use of space. The set back is deemed to be reasonable to provide a clear distinction between original and new elements and can be viewed more positively than local precedents.

4.7 ACCESS/PARKING

The proposals do not alter the existing access arrangements to Beverley Drive and it is the intention to retain the hedge/tree to the frontage.

The remaining area to the front of the property will be given over to hardstanding to increase the off-street parking provision on site. The area provides space for 3 parked cars with sufficient space between for pedestrian access.

The spaces are arranged in tandem (at least one vehicle blocking another) although this is not uncommon for single households as vehicle movements can be managed. Such an arrangement is the most efficient use of space and is not expected to have adverse impacts on highway safety in this cul-de-sac location.

The site is located within a sustainable area (close to a town centre, local amenities and public transport options on Whalley Road) so it is anticipated that the parking provision may not be fully utilised.

5 SUMMARY

5.1 CONCLUSIONS

The relevant local policies support the general principle of undertaking alterations to and extending an existing dwelling within its own curtilage. The key consideration is therefore the impact the proposals would have on the surrounding area or the property itself which can be broken down to impacts of the general design decisions.

The Council's response to the pre-application enquiry was generally supportive noting that the porch and single storey rear extension would not cause any adverse impacts in terms of visual or residential amenity. The set back of the two storey extension at the front is deemed to be reasonable whilst still providing usable bedroom accommodation. The set back ensures the proposal reads as subservient and can be viewed more positively than local precedents.

The design principles set out in section 4 of this design statement demonstrate how the development proposals have been carefully designed to be in keeping with the surrounding context by virtue of its scale/massing and use of materials to both reflect the local built environment and preserve the character of the area.

The proposals sit comfortably on the plot at a subordinate scale (to retain a hierarchy to the original building) and would seem to have no impact on neighbouring dwellings, the local environment, highway safety or other features that contribute to the urbanised setting. With this in mind, it is believed that the proposals do not have an adverse impact on the area.

Taking all the above into account it can be concluded that the proposals accord with the relevant planning policies. They represent a sustainable form of development that upgrade a family home and make it more suitable for modern family living while enhancing the setting with a high standard of design.



model view of the proposal from the west (garden facing) - boundary omitted for clarity