

Peter Hitchen Architects

Peter Hitchen Architects Ltd

Marathon House

The Sidings Business Park

Whalley

Lancashire

BB7 9TL

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**DESING STATEMENT TO SUPPORT THE HOUSEHOLDER PLANNING APPLICATION:
DEMOLITIONS & SINGLE STOREY REAR EXTENSION AT 4 THE SANDS WHALLEY,
CLITHEROE, BB7 9TL**



INTRODUCTION

This document has been prepared to support the householder planning application for 4 The Sands in Whalley and provide all the relevant information retaining to the design. This document is to be read in conjunction with the elevations and plan drawings submitted.

LOCATION

This dwelling is located in the centre of Whalley and is within the Whalley Conservation Area. The proposed extension is at the rear of the property and within a self-contained courtyard. The proposed extension cannot be seen from the highway.

There is significant planting on the Northern boundary, which is shared with No 2 The Sands which, paired with No 2 being a single-storey property, mitigates overlooking. The Western boundary shares a built-up wall shared with No 8 The Sands which is around 2m high as well as a party wall between the existing extensions.

The party wall between No 4 and No 6 would be converted to a parapet wall making it closer to a garden/ boundary wall from No 6 side.

For a detailed site history, see heritage statement provided with the application.

DESIGN

The proposed works consists of a single storey rear extension alongside some internal layout changes to achieve a large open plan kitchen, living and dining. The current internal arrangement leaves a narrow, dark kitchen and dining space with a utility attached. The kitchen gets very little natural light and relies on artificial lighting. The new layout rectifies this by moving the kitchen into the extension with the addition of a roof light and sliders as well as expanding the sliders in the previous dining space to allow natural light to flood the room. The large character windows on the front of the property allow for natural light to the porch, hallway and living room so naturally, the aim is to bring the same concept to the rear.

The design does not interfere with the first floor or any room at the front of the property. There will be no loss of light to any neighbouring properties, and the extension will not fall within anyone's eye line. As can be seen on drawings A1.1, the proposal is tucked away and not imposing.

CONCLUSION

To conclude, the design will significantly improve the internal living space with very little impact to the external appearance of the property. Due to the existing extension already being present, there would be little to no further impact on neighbours. In addition, the proposed extension will not be visible to the public and therefore will pose no threat to the community and conservation area.

