

Peter Hitchen Architects

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BB7 9SE
16 December 2020

PROPOSED TWO STOREY SIDE EXTENSION TO BURNSIDE, PARSONAGE ROAD, BLACKBURN, WILPSHIRE

APPEAL STATEMENT

This statement supports the formal planning appeal with regard to the householder planning application reference 3/2020/0780 which was refused on 24 November 2020.

The site is located within Green Belt and the proposal was to erect a two storey side extension onto the existing detached property to accommodate a garage on the ground floor providing the necessary storage space for the applicants landscape gardening business, a master bedroom/en-suite is proposed above. The ridge & eaves height of the extension are to match the existing.

Following correspondence from the planning officer regarding the impact of the volume increase on green belt, it was outlined that an existing outbuilding was to be demolished in order to compensate for the additional volume created by the extension, therefore reducing the overall impact on the openness of the Green Belt. The planning officer made clear there was no other aspect of the design that would result in a refusal therefore no other alterations were proposed before the application was ultimately refused on the 24/10/2020. We considered the aspects raised by the case officer and amendments were made to the overall proposal in advance of the decision notice in line with the officers concerns.

Reference to the email attachments included in the appeal documentation will highlight the key issues during the process which resulted in an email dated 26 November 2020 from the case officer outlining the final issue which related to the volume increase.

**We propose that the final submission to the Local Authority had taken into account the issues raised during our communications and confirm our deep dissatisfaction with the decision when issued in November 2020.
We request that the planning inspectorate allow the appeal on the basis of all the evidence provided within this appeal submission.**

Regards

Joe Davies, BA(Hons)