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DESIGN STATEMENT TO SUPPORT THE HOUSEHOLDER PLANNING APPLICATION:

DEMOLITIONS AND TWO STOREY SIDE EXTENSION WITH ATTACHED GARAGE

AT

27 HAWTHORN PLACE, CLITHEROE, BB7 2HU



INTRODUCTION

This statement has been prepared to support the planning application for a two-storey extension and garage at 27 Hawthorn Place in Clitheroe on behalf of the applicant. This statement will include all the relevant information required by the council to assess the proposed scheme.

LOCATION

The proposal is located within an established residential area close to Clitheroe town centre. It is a detached dwelling sitting within a cul-de-sac Many of the houses on the street have similar designs with slight differences such as window, porches and garages. Most of the houses are made with the same brick with similar patterns creating a homogonous design throughout the street scape.

It is evident from observing the housing development on Hawthorn Place that the scheme sought to follow a clear design strategy by giving each dwelling individual features with repeating design details.

Most of the dwellings on Hawthorn Place are relatively recent construction and within recent years, owners have opted to further develop their homes. 54 Hawthorn Place, which is very similar in design to 27 Hawthorn Place, had a wraparound extension to achieve a larger open plan living arrangement with more natural light (Planning reference 3/2021/0444). 52 Hawthorn Place gained approval for a two-storey extension to improve the living and bedroom space (Planning reference 3/2010/0899). Both forementioned schemes sought to achieve the same outcomes which is larger living space and improved bedroom areas.

27 Hawthorn Place was the show home to advertise the new development approximately 20 years ago. It is completely detached and has access to the rear from both sides. The proposal is not listed as any specific designated area and is in an already built-up environment.

Access to the house itself is off Hawthorn Place. The front of the property has a small amount of curtilage with a drive, setting it back slightly from the road.

DESIGN

The proposed design is intended to follow the same deign aesthetic as the existing house and takes some influence from neighbouring properties. The existing dwelling has a gable on the main elevation with a single window on each storey. The aim with the proposed scheme is to stretch this gable to cover more floor area allowing for a better layout on the ground floor and extra bedroom and bathroom on the first floor. The design of the gable uses matching windows and brick courses to make the extension seamless. Some of the dwellings on the street already have a double window gable there so it would not look discordant.

The proposed garage will take up the same floor area as the existing but will be of better construction. This element is, in mass, essentially moving over to allow for the two-storey element. To mitigate any possible loss of light and over baring nature, the proposed garage has a flat roof. The existing garage has a steeped pitched roof; this would have been quite invasive once moved closer to the neighbours. The new proposed garage is also set back from the gable elevation to further lessen the impact.

The internal layout allows for a spacious open plan kitchen, dining and sitting room. With larger sliders and re arrangement of the window, the main living area will get more natural light than the current floor plan. On the first floor the proposal extends the current box room and spare bedroom with the addition of a larger en-suite and another bedroom. Previously, the homeowners could not use the box room as a bedroom as it was not large enough to fit a standard bed and furnishings. The proposal will allow the home to grow with the family and future proof the house.

The design also features a more substantial porch as the current timber one, does not fit the clients' functional needs.

Overall, the scheme makes the internal space more functional as a family home while also remaining in keeping with the current house and neighbours. The design has been carefully produced to pose little to no impact on the neighbouring properties.



CONCLUSION

In conclusion, the proposed scheme is modest in design with only 20m2 of additional footprint. The design does not encroach on neighbours and offers a very low impact to the area by retaining the existing design aesthetic. Local precedence shows similar schemes in the area which have been successful and the proposed scheme will allow the occupants to enjoy their growing family in an environment which permits it.

