

Heritage Statement

Incorporating

Design and Access Statement

Proposed single storey rear extension, raised patio to the rear and extended drive to the front

**206 St Annes Road East
Lytham St. Annes FY8 3HT**

Introduction

This document is in relation to a Planning Application for the construction of a single storey side extension, creation of a raised patio area to the rear and extending the current hardstanding to the front of the property

Site Context

206 St Annes Road East is a substantial detached property of character situated on the South Eastern side of the road, near to the junction of Heyhouses Lane and set within the St Annes Road East Conservation Area.

The property is individual with an impressive double bay frontage and central entrance door. The external materials are a mix of brown rustic brickwork and white render with timber detailing to the central gable. The roof is finished in Westmorland green slate.

Large individually designed properties, set within substantial plots are characteristic of this part of St Annes Road East

Proposal

To the side and rear of the property is an attached garage which is incorporated into the rear living area of the accommodation. Internally the living area is on 2 levels with a utility room and store to the rear. A raised patio is accessed from the rear living rooms of the property.

The proposal is to remove part of the existing garage and construct a single storey extension to create an open plan lounge/dining kitchen area on a more practical single level. The utility will be relocated in order that open views of the large garden can be achieved.

The complexity of the design of the existing dwelling means that the only practical solution for the roof of the extension would be a flat construction. However, this construction will be to the rear of the property and the view of the existing garage from the front will be unaffected.

A replacement raised patio is also proposed to the rear which will be accessed from both rear living rooms.

To the front a wider hardstanding area leading from the drive is proposed to be created. This would enable vehicles to turn around in order that they can enter and leave the site in a forward gear.

PLANNING POLICY

The following policies of the Fylde Local Plan to 2032 Adopted 22nd October 2018 are relevant:

Policy ENV5

Historic Environment

Proposals for development should conserve, protect and, where appropriate, enhance the character, appearance, significance and historic value of Fylde's designated and undesignated heritage assets

Policy GD7

General Principles of good design

Development will be expected to be of a high standard of design, taking account of the character and appearance of the local area,

It is considered the proposed extension, being located to the rear of the dwelling, will have no detrimental effect on the character of the dwelling and therefore no adverse impact on the wider Conservation Area.

Appearance

The single storey extension will be constructed in brickwork to match the dwelling. The roof will be a flat construction with a large Victorian style lantern rooflight.

Materials

The extension will be constructed in textured light brown facing brick and the roof finished in grey fiberglass. Roof lantern will be in grey aluminium.

Windows are to be white upvc and doors aluminium finished in white.

The driveway extension and raised patio are to be finished in Bradstone Old Town Paving.

Access

The existing drive access from St Annes Road East will be unchanged.

Landscaping

The rear garden will be laid to lawn. To the front, the extended driveway will be constructed over existing gravel flower beds. But the sunken lawn will remain as a lawned area.

Conclusion

The proposals, due to their design and materials and location, will not detract from the character or appearance of the Conservation Area and it is considered that the proposal complies with policy. It is therefore requested that the Application be viewed favourably.

