

# PLANNING STATEMENT

## PROPOSED EXTENSIONS AND ALTERATIONS AT 4 SWAN COTTAGES, SOWERBY ROAD, SOWERBY, PRESTON

The proposal is for two and single storey side and rear extensions, the intention being to mirror those of the adjoining property, number 3 Swan Cottages.

It includes a two storey side extension to the front of the previous two storey side extension, with a set-back from the original front wall of the house that will match number 3's, and in doing so will give the pair of semi-detached houses a symmetrical look. See Fig. 1, below.



**Fig.1:** Existing frontage.

The proposal will result in the mirroring of number 3's extension (on the left)

The current off-road parking to the front of the property will be retained. At least four parking spaces can be accommodated.

At the rear of the property, again the proposals seek to reflect the adjoining property:

A two storey rear extension in-line with number 3's, and with a similar look of part pitched / part flat roof.

Beyond this, a single storey extension, again to the same depth of that of the neighbouring house. See Fig. 2. But with a shallow pitched roof rather than a flat one.



**Fig. 2:** Looking towards the adjoining house's (number 3) two and single storey rear extensions

Proposed external finishes of rendered walls and natural slate roofs will match those of the existing house.

### Conclusion

It is considered these proposals will bring a degree of uniformity and symmetry to the pair of semi-detached houses.

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