

Chorley  
Council

Planning  
Committee Meeting

29 March 2022



# Item 3c

21/01166/FUL

The Croft, Lower Simpson Fold, Blackburn Road, Higher Wheelton, Chorley PR6 8HL

Demolition of an existing dwelling with detached garage, and construction of 1 No. self-build eco-home

# Location plan



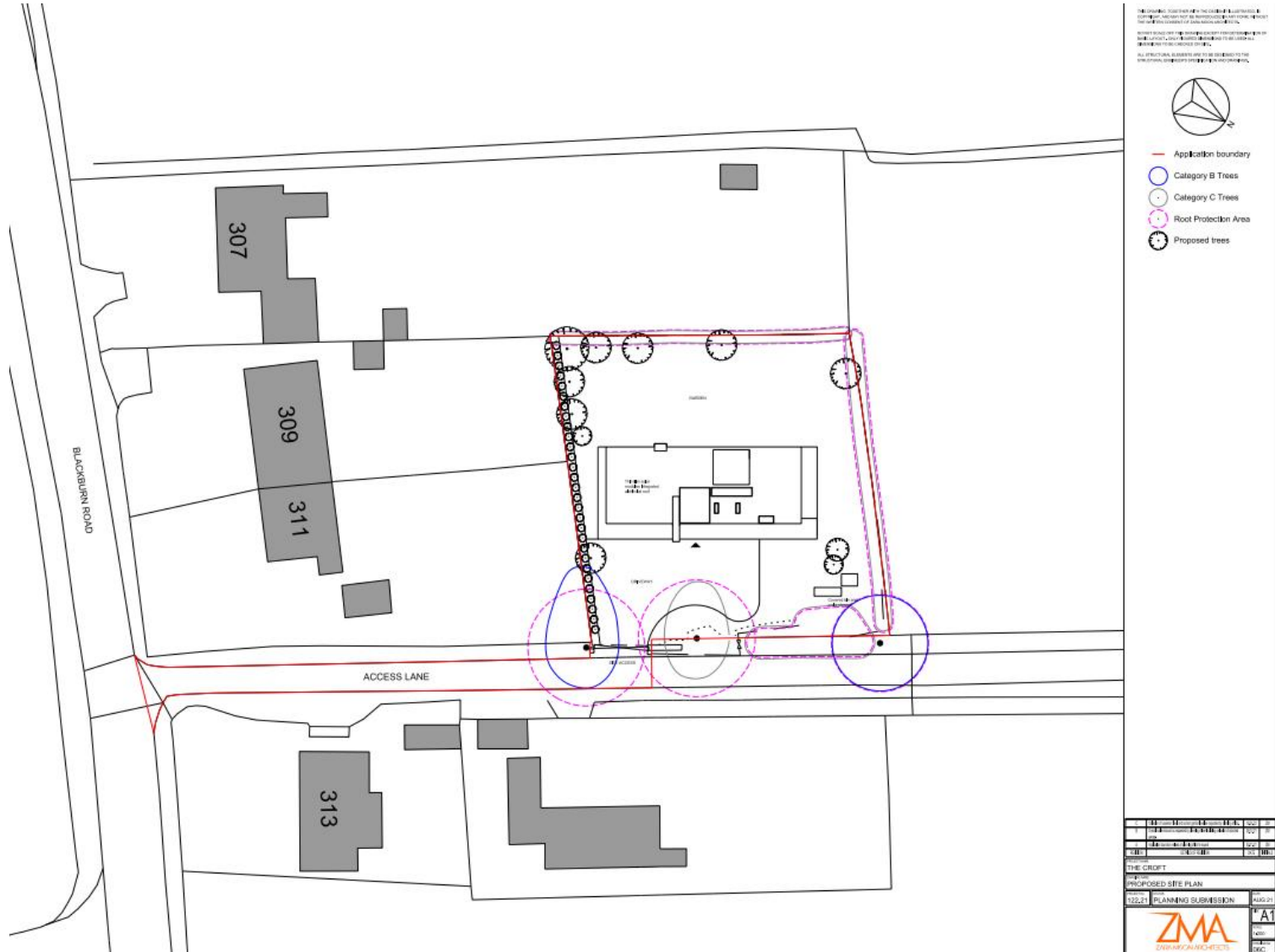
# Aerial Imagery



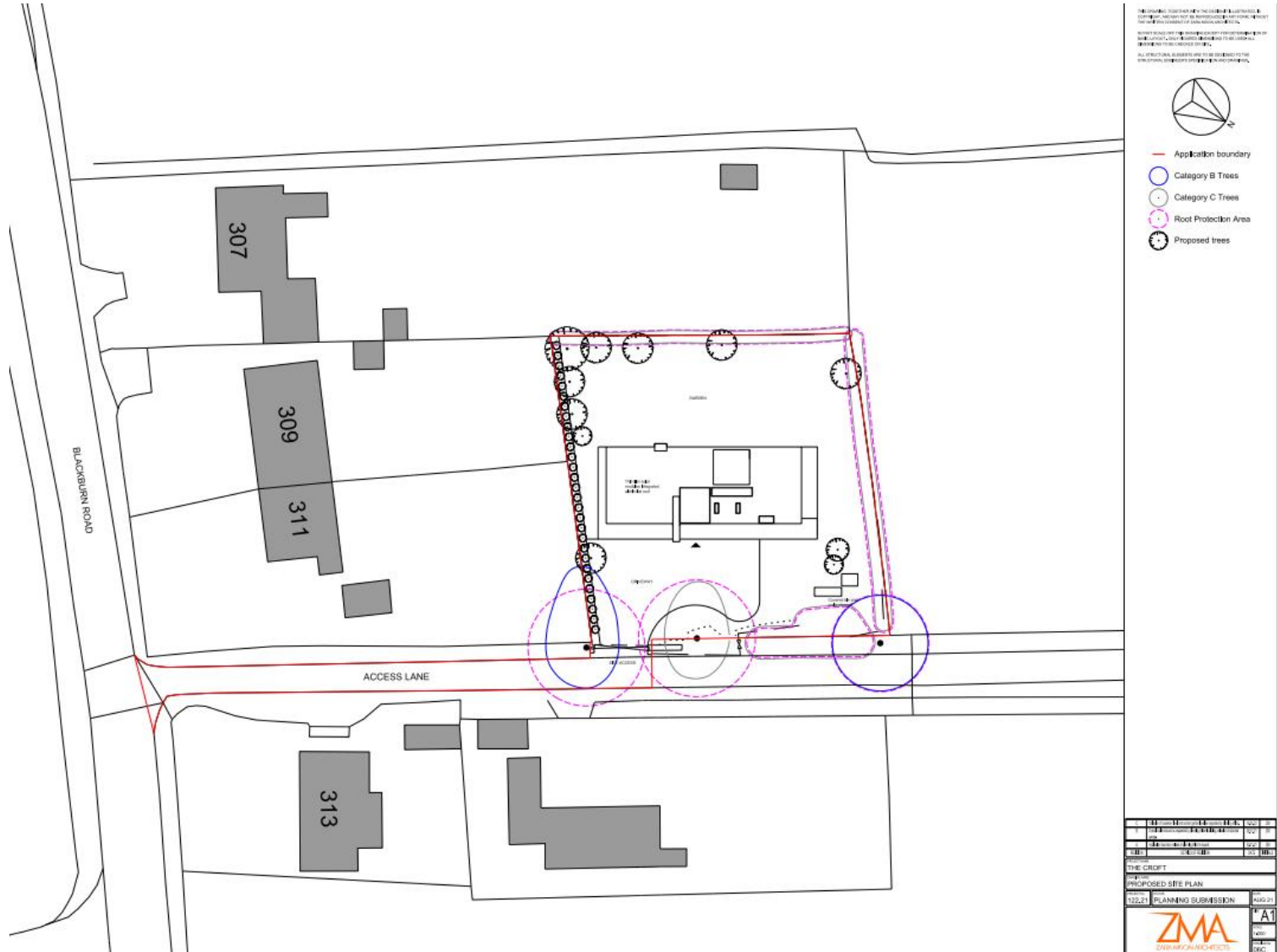
# Existing Site Layout Plan



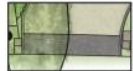
# Proposed Site Layout Plan



# Proposed Site Layout Plan



# General Landscaping Plan



**Front Entrance Arrangement** - Existing front boundary walls and entrance piers to be retained.  
Natural stone sett threshold to transition road to drive



**Front Courtyard** - To be resin bound gravel. For materials information see drawing 516-PL-02- Hardworks Layout



**Front of House** - To have natural stone paving leading up to the front door and leading to the rear garden. Shrub beds against house to ground and soften the approach.

- For materials information see drawing 516-PL-02- Hardworks Layout  
- For planting information see drawing 516-PL-03- Softworks Layout



**Paths** - To be sawn stone paving laid in a regular coursing pattern. For materials information see drawing 516-PL-02- Hardworks Layout



**Main Terrace** - Main terrace to serve as the main spill out space for the house. Utilising late morning, afternoon and evening sun. For materials information see drawing 516-PL-02- Hardworks Layout



**Sunken Terrace** - Sunken seating area with enclosed bench arrangement and fire pit. For materials information see drawing 516-PL-02- Hardworks Layout



**Existing Trees** - Trees to be retained



**Garden Trees and Hedge Rows** For planting information see drawing 516-PL-03- Softworks Layout



**Shrub Beds and Lawns** - For planting information see drawing 516-PL-03- Softworks Layout



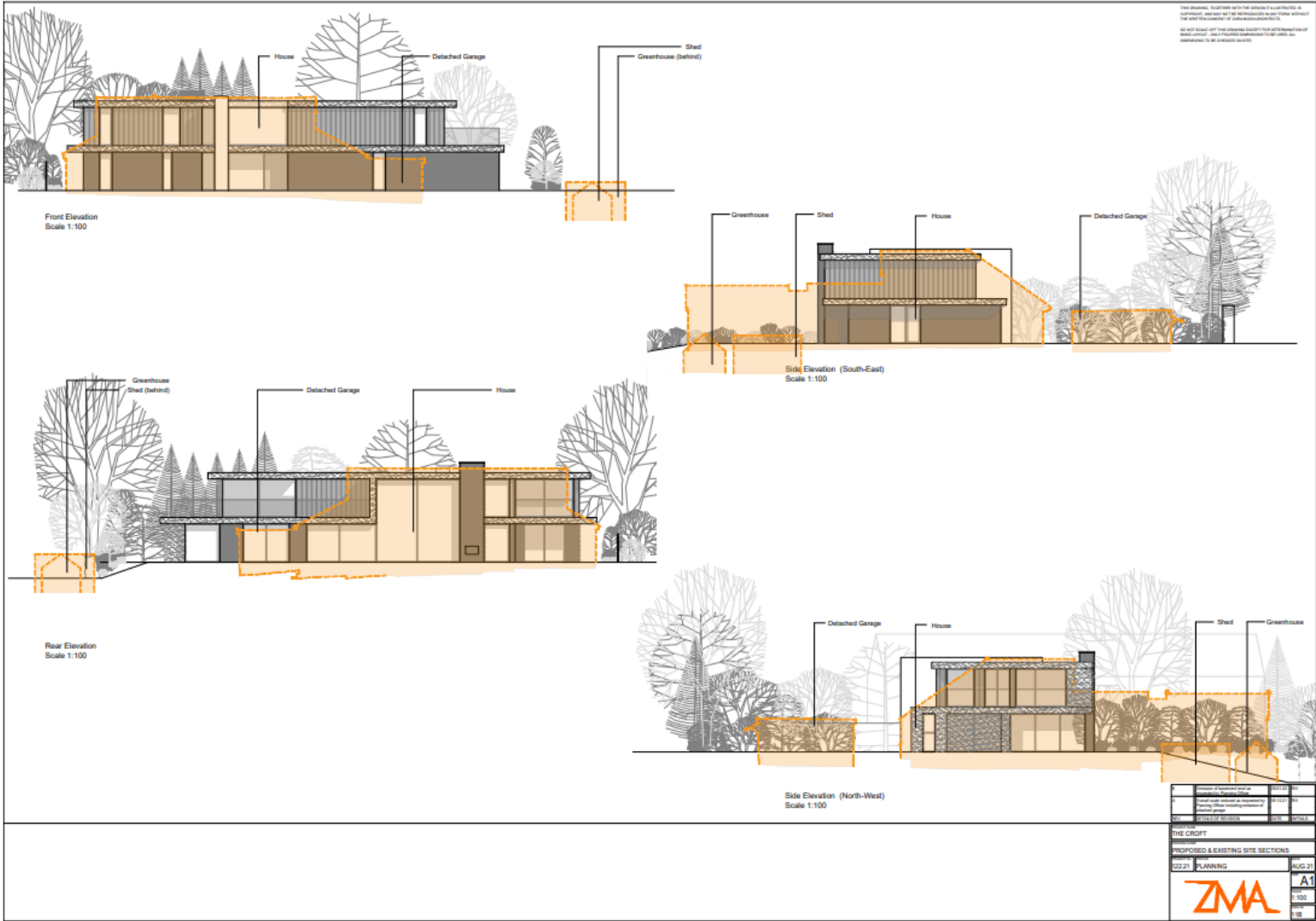
General Arrangements | 1:200 @ A3

The Croft, Lower Simpson Fold, Chorley | DWG No. 516-PL-01-Rev 3 | June 2021 | Rev 3 = Amendments to building - 31/01/2022

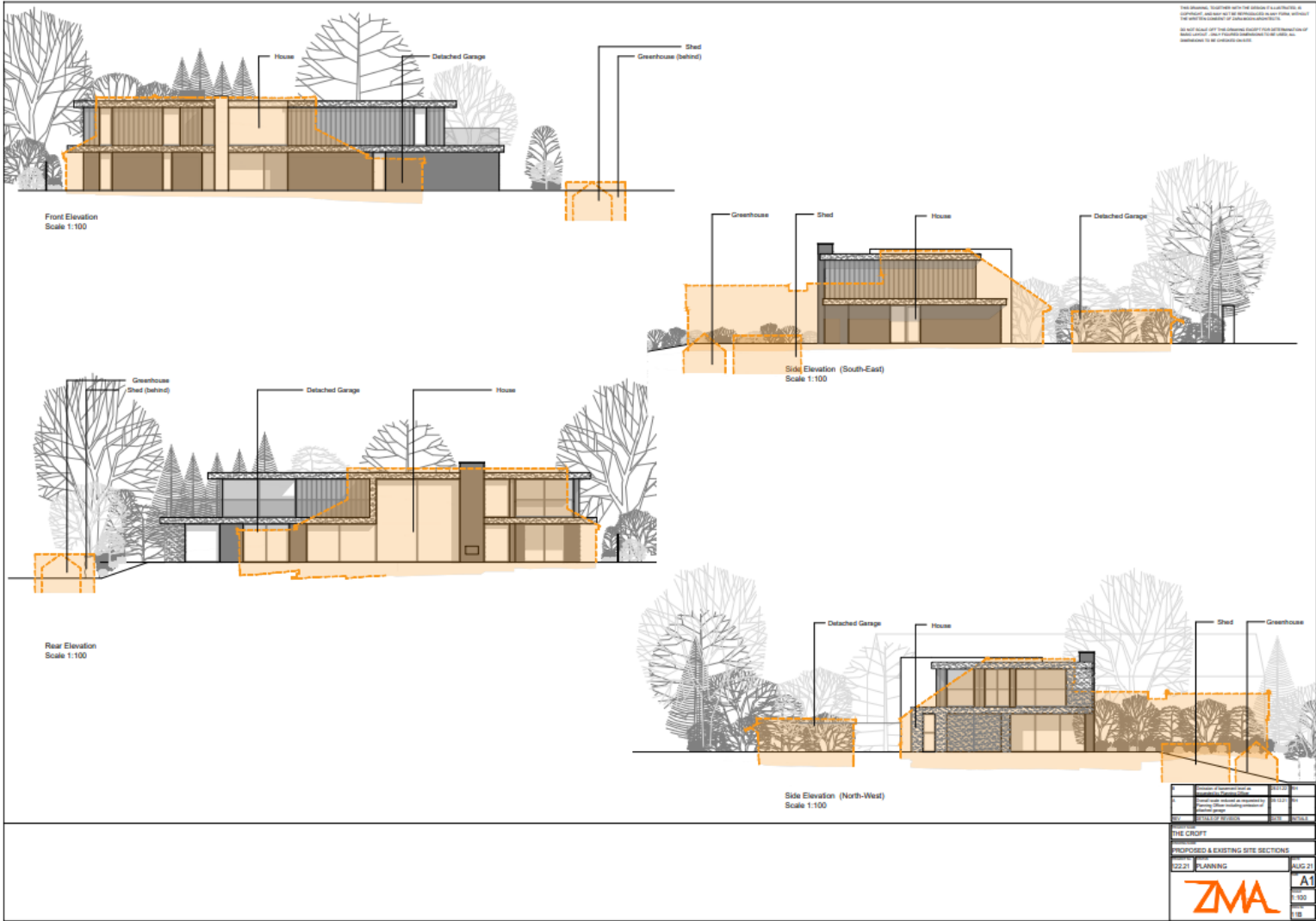




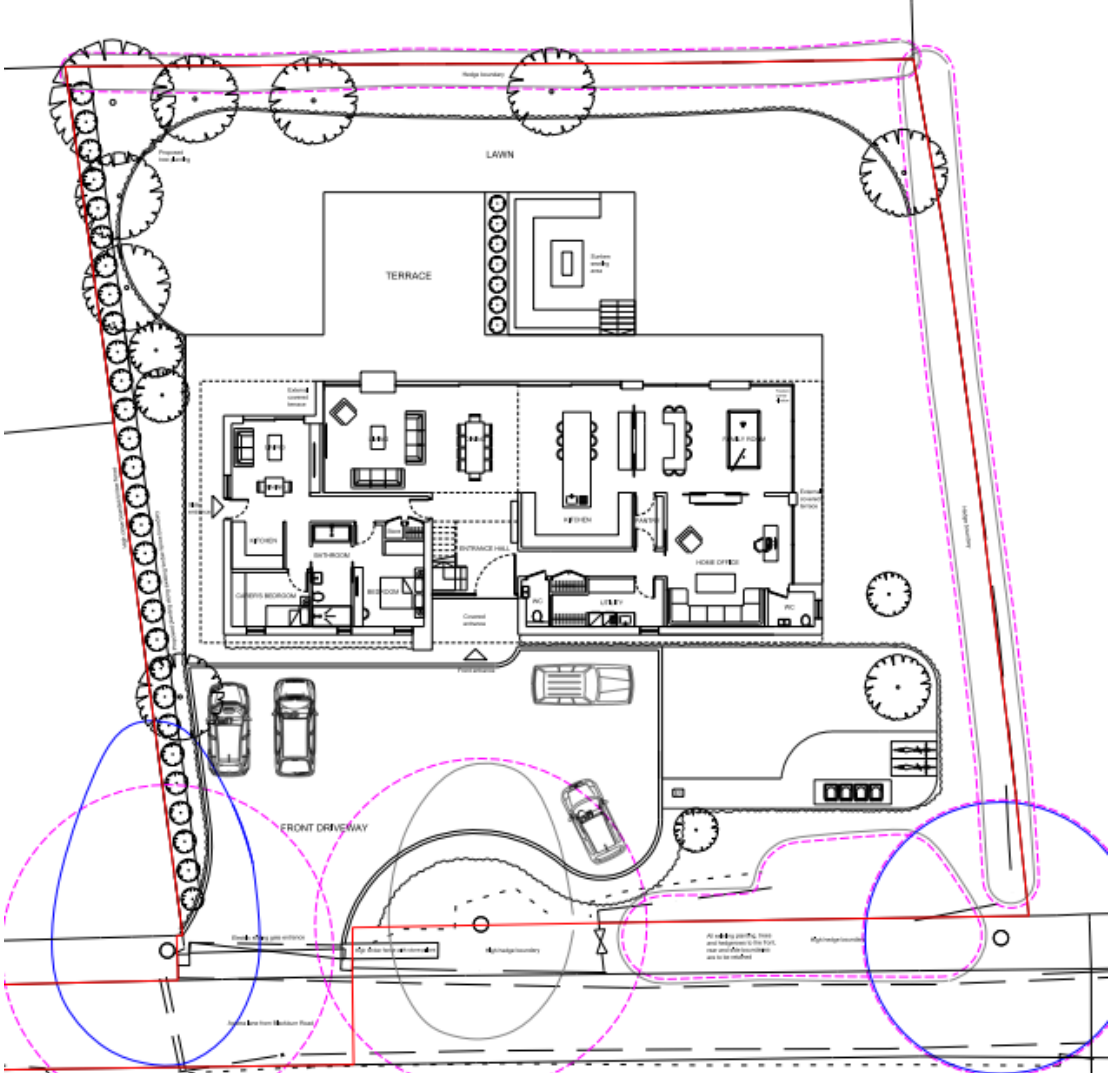
# Sections



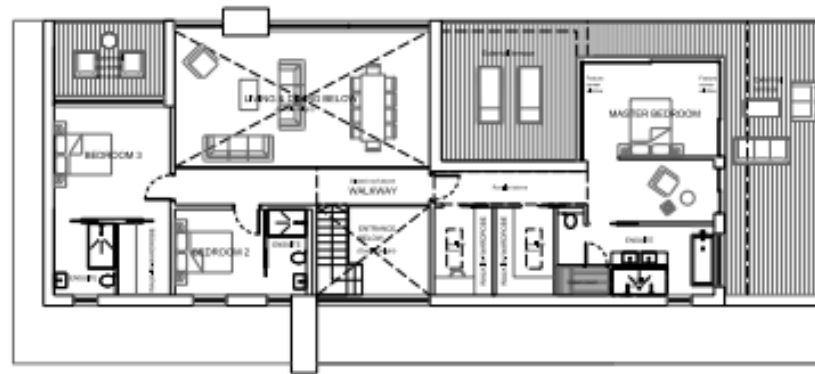
# Sections



# Ground Floor Plan

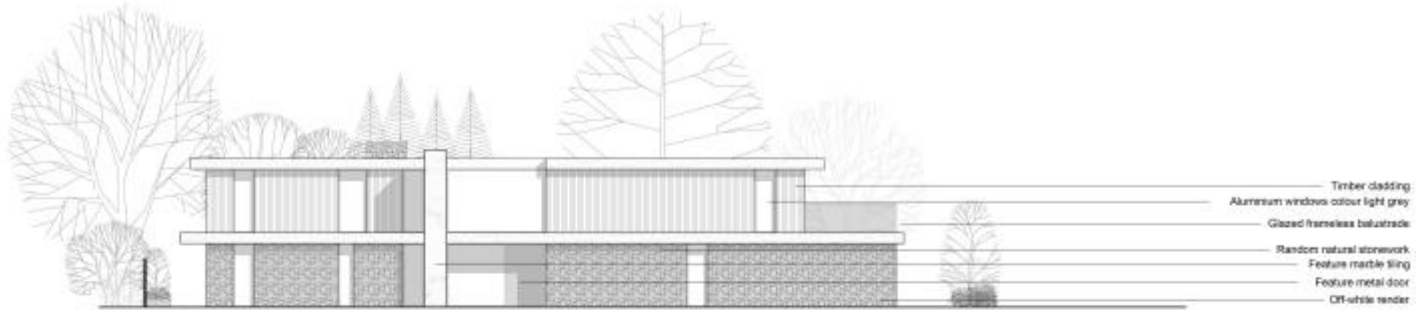


# First Floor Plan



Proposed First Floor Plan  
Scale 1:100

# Elevations



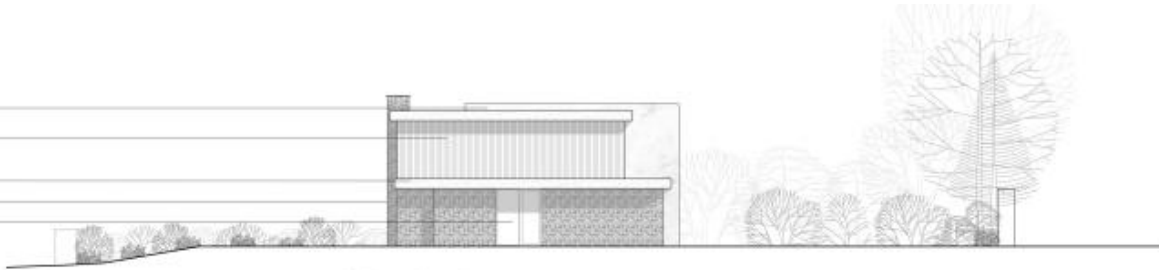
Front Elevation  
Scale 1:100



Rear Elevation  
Scale 1:100

# Elevations

- Feature marble tiling
- Timber cladding
- Off-white render
- Random natural stonework
- Aluminium windows colour light grey



Side Elevation (South-East)  
Scale 1:100



- Random natural stonework
- Feature marble tiling
- Glazed frameless balustrade
- Off-white textured powder render

Side Elevation (North-West)  
Scale 1:100

# Google Street View



# Site Photo – Oct 2021



Front of dwelling



# Site Photo - Oct 2021



Rear of dwelling

# Site Photo - Oct 2021



Lane adjacent dwelling with 311  
Blackburn Road in foreground

# Site Photo – Oct 2021



Site viewed from rear of 311  
Blackburn Road

# Site Photo – Oct 2021



View of site from rear of 309 Blackburn Road

# Site Photo – Oct 2021



View of site from bottom end of garden of 307  
Blackburn Road

# Site Photo – Oct 2021



View of site from front of Fairways