



**Proposed single storey front kitchen/utility extension
& minor alterations to the rear elevation
at
1, Roseberry Close, Ramsbottom. BL0 9FQ
for
Mrs Brenda Cronshaw**

1. THE SITE

The application site is located on Roseberry Close Ramsbottom. The small end of terrace house is on a development of similar brick/render built properties. This statement provides support to the accompanying planning application seeking permission for a single storey front kitchen /utility room extension.

2. USE

The extension will be used as additional ground floor living space for the applicant, no change of use is proposed as the proposed extension is to a domestic dwelling.

3. AMOUNT

The additional floor space of the proposed is total is 19.3m².

The extg drive will be adapted to accommodate a min of 2no cars

4. LAYOUT

The property is a small brick built end of terrace 2 bed house of traditional construction.

5. SCALE

The dimensions of the proposed ground floor extension are: 3m wide x 7.472m long x 3.375 m high o/a. The new extension follows a similar form and massing to extensions that can be read to several properties along Roseberry Close.

6. LANDSCAPING

Has largely been kept as existing with the perimeters of the property laid to lawns and shrubs and hard standing for car parking and access.

7. APPEARENCE

The extensions will have facing brickwork with high quality upvc framed double glazing both to match existing. The design specifically addresses and relates to the character of the property in its setting and is subservient to it's host. The materials and architectural aesthetic modelling responds to the surroundings and purposely share similar characteristics.

8. ACCESS

No special access arrangements have been made other than the internal access from the domestic dwelling as this is a private domestic dwelling.

9. WASTE MANAGEMENT STATEMENT

Confirmation that the house has a bin area (hard standing) of sufficient size to accommodate the required number of bins for domestic waste and mixed re-cycling, positioned for ease of collection at the front of the house. The bins will be brought out for emptying as required by the Local Authority on collection days.

10. JUSTIFICATION STATEMENT

In view of the above it is argued that the siting, design and scale of the proposed building is acceptable and it would not harm the character of the surrounding townscape and /or the living conditions of neighbouring occupiers. Therefore in the absence of any other material considerations, planning permission should be granted.