

Brief planning statement and site photographs – proposed extensions and alterations at;

50 Springwater Avenue,

Bury,

BL0 9TX.

Context: -

A.J.Cocker Associates have been instructed to prepare a Householder Planning Application for the demolition of the existing conservatory and the construction of a single storey rear extension along with a proposed partial first floor extension to the front of the property involving the reconfiguring of the existing roof structure. The primary purpose of the proposal is to remove the thermally inefficient conservatory and provide additional first floor accommodation.

The existing property is situated on Springwater Avenue, and the area is dominated by a mix of different house types which appear to have been constructed in the 1960's/70's. Many of the properties along the road have been extended and altered since they were constructed.

There is an existing double detached garage to the rear of number 50, and the proposal will not affect the existing parking arrangements for the property.

Proposal: -

The proposed front/first floor extension would be traditional in terms of its design and will serve to provide some architectural 'balancing' for the front elevation of the property. Rooflights are proposed within the retained sloping roof area at the front which will enable natural light to reach the central areas/staircase serving the property. The proposed single storey rear extension is perhaps more contemporary in terms of its configuration but will be finished in render to match the main property.

The proposed extensions are located to respect Local Authority standards in terms of overlooking distances from adjoining buildings around the site whilst reflecting the general density of existing developments in the area, therefore preserving the general nature of the built environment. Pedestrian access to the existing building would be maintained therefore in terms of disabled access provision there would be no change to the existing.

Summary: -

The proposed extensions will create an unobtrusive traditional form of dwelling compatible with its surroundings and in this regard, we would hope the council will feel it appropriate to support this proposal.

Site Photographs



Front of property from Springwater Avenue.



Rear view of property showing existing conservatory.



Rear garden looking towards the rear of properties on Summerseat Lane.



View from the front of the property looking towards houses on the opposite side of Springwater Avenue.