

Design Statement to accompany resubmission of Planning Application to construct extensions and alterations to 57/59 Bishops Road, Prestwich M25 0HS following issuing of Refusal Notice dated 19/02/2026 (Ref: 72684)

1.0 The proposed increase in both living and sleeping accommodation is to provide more suitable accommodation for existing family members.

2.0 In respect of design changes to the previous application, they may be summarized as follows:-

- The height of the new roof has been reduced by 400mm, so that the new proposed roof is only 600mm above the original ridge line. This is identical to that permitted on the properties opposite, i.e. Nos. 36 & 38 Bishops Rd (ref 62370) in 2018. In fact the title of the application was "...and raising the ridge line by 0.6m". Thus the current proposals would be in keeping with the existing street scene.
- The flat roof dormers to the front of the roof have been omitted and the massing of the new side element of the roof is now subservient to the original roof. Again this is identical to the roof of the opposite properties at No 36/38.
- The rear dormer has been reduced by reducing its depth by 3m in accordance with the guidelines. It has also been set away from the edges of the roof at the sides by 300mm, thus reducing its bulk and impact. The side walls have been formed as gable walls with the projecting dormers set away from the flank walls
- Due to the reduction in the size of the lofts and the reduction in the number of the bedrooms to 5 per property, the existing carparking arrangements would be deemed adequate. The present car parking facilities meet the current needs of the respective families. The number of car owners will not increase as a result of this proposal. The approval of the previous planning application, (Ref:70992) for 57 Bishops Road confirmed that the proposed car parking arrangement was satisfactory.