

PLANNING STATEMENT – LAND ADJACENT TO 176 **BURY NEW ROAD, WHITEFIELD**

LOCATION: The site is located adjacent to 176 Bury New Road, Whitefield. The rear of the land sits on Nuttall Avenue.

PROPOSAL: Construction of 2 storey building (connected to No. 176), with Commercial Class Use E at ground floor and 2 bed residential flat at first floor.

SCALE: The proposal will have a ground floor GIA of 75 sq.m and first floor GIA of 61 sq.m. The over all height of the building will match the adjoining building (No. 176) as will the eaves height. At ground floor the building will extend 5.6m beyond No. 176 at the rear and 3m at first floor level.

MATERIALS: The external walls will be finished with white render to match the adjoining property (176). Windows and door frames to be black to match adjoining property (176). Roof tiles to match the adjoining property (176) to be in keeping with the street scene.

ACCESS: Vehicular access will be from Nuttall Avenue to the rear of the property. There will be 4 no. car parking spaces with a turning area as shown on the proposed site plan on drawing 2877_WHI_02_Planning_Rev_D.

Pedestrian access to the first floor flat will be to the front of the property (Bury New Road). Pedestrian access to the Ground Floor will be from both the rear (Nuttall Avenue) and front (Bury New Road).