

Planning – Heritage Statement

Location:

4 Crag Avenue, Bury, BL95NZ.

Proposal:

Single storey extension to side of an existing semi-detached 3+ storey dwelling.
Providing porch, shower room and utility.

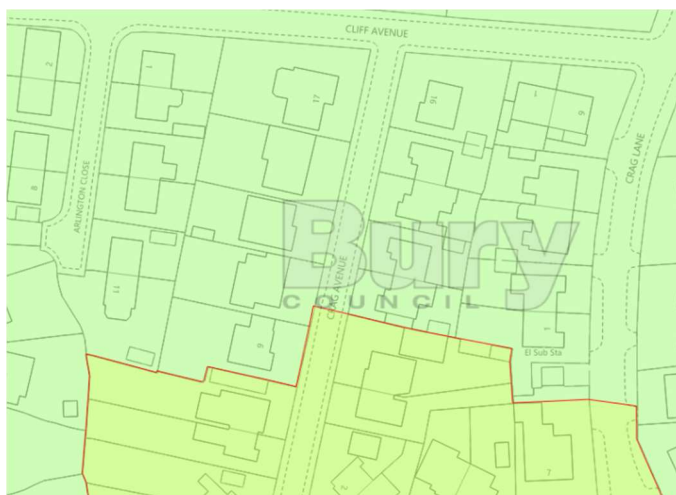
Application type:

Householder.

Applicant:

Mr D. Tweedale

1. Reason for statement. The existing property is in green belt (green shade) and a conservation area (red line).



Source-[Cadcorp SIS WebMap 9 \(bury.gov.uk\)](http://Cadcorp SIS WebMap 9 (bury.gov.uk))

Observations: The (similar) properties elsewhere in the avenue are not in the conservation area.

2. Design

2.1 Use;

Dwelling accommodation.

2.2 Amount;

Additional floor area = 22.5m²

2.3 Layout;

As indicated on the submitted drawings.

2.4 Appearance;

It is proposed to use materials to match the main dwelling.

2.5 Scale;

The scale of the proposed extension is in keeping with the existing.

3. Design and planning precedent.

Planning applications; References 61228-dated 2017 and 63126-dated 2018.
Approval for larger works than the current submitted application. Part completed.

Previous planning approval (19m2 floor area)- 67793 dated 23/11/2021.

4. Conclusion

The development as indicated on the submitted plans is not detrimental or intrusive to the overall sensitivities of the conservation area environment.

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