

Design and Access Statement

PLANNING APPLICATION FOR SIDE AND FRONT EXTENSION

Location: 9 Riverside Drive,
Summerseat
Bury
BL9 5QX

Application Detail: The application is to extend over the existing garage and rear of the garage with a two storey extension and to extend out on the front elevation single storey in line with the adjacent property. This property is within a small development of detached and link detached properties that are all sand and cement rendered.

NOTE The advice contained in the supplementary document SPG6 (Extensions) suggests that the second floor should be set back from the original front elevation, however in Riverside Drive, most of the properties have been extended over the garage in line with the front elevation on the second floor including the one now under construction. Therefore, it would now appear that a precedent has now been set on this development. Therefore, this proposal is to keep the first floor extension in line with the existing front elevation. The other properties on this development are all extended out to the existing front elevation, including the one under construction opposite.

Use: The property is a private residence.

Amount of Development:

The proposed development is to provide additional bedroom accommodation on the first floor and to increase the ground floor kitchen/dining area, provision of a utility room and a ground floor W.C, and to extend at the front to replace the bow window frame and provide a pitch roof over.

Layout The existing property is a detached house situated on Riverside Drive with a driveway for two cars.

Landscaping

The development does not require any additional landscaping work.

Appearance:

The existing properties are all sand and cement rendered on this development. It is proposed to match the extension with the existing walls and concrete tile roof covering.

Access:

Access into the site is from Riverside Drive, and has an existing driveway.