

Supporting Planning Document

Ground and First Floor house extension, alteration of existing driveway.

10 Springside Rd

Bury

Lancashire

BL9 5JE

Mr and Mrs Leach

Proposed Ground floor extension

The proposed extension serves two purposes, in the first instance it formalises the ground floor footprint into a shape more conducive to modern living allowing the space to be opened up to form an open plan kitchen dining room giving views down the garden, a small ground floor w/c will be formed and one of the ground floor side windows will be blocked up.

The larger volume is formed for the purpose of creating a ground floor annex for one of our parents. This space will be self-contained and have independent entrance while maintaining access from the principal dwelling. This accommodation is to remain part of the principal dwelling, there are no intentions of providing a separate dwelling.

A small extension to the front of the existing garage area will improve the amount of storage space.

There won't be any additional ground floor side windows, all windows and doors will look towards the rear garden or towards Springside Road.

Proposed 1st floor extension

The proposed 1st floor extension copies the footprint of the current kitchen area, this new bedroom will feature a new window on the front elevation in a style to match the rest of the property, the ensuite to the rear will feature frosted glazing

Proposed Driveway Alterations

Although the driveway is capable of housing 5 cars (5 x 5 metres), these would need to be lined up in a row. In order to make maneuvering cars on and off the road safer, it is proposed to extend the driveway into the current front garden. This will involve widening the current opening from 2700mm to 3200mm, there wouldn't be any proposed changes to the existing dropped kerb.

The new driveway will be 7.6m wide and 6.1m deep, this provides significantly more space than the required 5.5x2.4 standard parking space and gives plenty of space to drive on, reverse onto the existing drive and then drive off onto the public highway in a forward gear.

Material

Brickwork will match the existing house, handmade red brick by Furness Brick Company

Roof slates will be reclaimed blue slate

Windows will be UPVC to match the existing

The new driveway area will be a permeable driveway solution by marshalls (see attached detail)