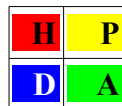


Full application for proposed extension to rear amenity space plus rear extension and front porch at 86 Castle Hill Road. Birtle, Bury BL9 7RW



February 2022

Prepared by Hartley Planning and Development Associates Ltd

86 Castle Hill Road is an end of terrace property with a piece of land at the rear (accessed from Castle Hill Road , to the side of the host property) and which contains a detached garage and storage building . The land, along with No 86 Castle Hill Road is owned and occupied by the applicant.

He has a young family and wishes to incorporate the adjoining land formally into his dwelling as amenity space and to extend the host property.

PROPOSAL

The proposal consists of three elements

1. The inclusion of land used for private parking and an existing garage abutting no 86 Castle Hill Road as amenity land to become part of the dwelling.

The land is accessed solely from Castle Hill Road at the side of the host dwelling and is currently owned and used by the applicant.

The existing garage building would remain, as would much of the existing hard standing. A part of the hard standing would be used as a garden lawn and another part as a patio area, both by the applicant. (See proposed site plan). The plans include the construction of a 2 metre high, natural stone, semi- coursed wall along the back of the terrace, as shown on the proposed site plan, to prevent overlooking and to give privacy both to the occupiers of adjoining properties and to the applicant.

The proposed wall would also demarcate a pedestrian access for adjoining residents for bin collection

2. A proposed single storey, rear extension to No 86 Castle Hill Road in order to provide a larger kitchen/ dining area and with a length of 7.24 metres and a width of measuring 4.75 metres. The flat roof would be 2.75 metres high. External walling would be pitch faces, coursed natural stone to match th existing dwelling.
3. A small single storey, front porch with a double pitch roof. Walls to be pitch faced, coursed natural stone to match the host dwelling and with a double pitch roof to b clad in natural blue slate.

Planning policy

The dwelling and the adjoining land is in a Countryside location are not in Green Belt:-

Extract from the Bury Unitary Development Plan 1997



The adjoining property also has an existing rear outbuilding of similar proportions and there would thus be no adverse impact in terms of sunlight or daylight. The adjoining property is also on the South side of the application building.

While the Council's 'Alterations and Extensions to Residential Properties Supplementary Planning Document 6 (2020 (SPD) recommends a pitched roof, the proposed development would have a flat roof so as not to interfere with first floor windows.

In other respects, the proposed development accords with the SPD.

The proposed development would also accord with chapter 12 of the National Planning Policy Framework 2021 (the Framework) which places great emphasis upon good design.