

DESIGN & ACCESS STATEMENT

Type of Application: Full application

Location of Proposed Development: 12 RHIWLAS DRIVE, BURY, BL9 9DD.

1.0 Planning Permission

Planning permission amendment is sought for the approved development of a rear single & double storey extension and a double storey side extension as follows.

A hipped roof without a step is proposed for the double storey side extension (This is to facilitate simple hip roof construction & reduce structural loads)

An enlargement is proposed to the ground floor area by adding a single storey extension (This is to combine the family kitchen and dining area).

There are no changes to first floor plans.

This is a double storey semi-detached property, within a primarily residential area. There is service road at the front for access. The boundaries between the neighbouring properties are separated by timber fence panels.

2.0 Amount of Proposed Development

The increase in internal area of ground floor development is 12 m²

3.0 Layout

The proposed layout is shown on the attached proposed drawings.

4.0 Scale

This development is proposed within the current boundary constraints of the plot and height of the building.

5.0 Landscaping

No landscaping or any other external features or surface finish changes are proposed externally at the front or rear.

6.0 Appearance

The overall image of the proposed development shall be in keeping with existing and fits in with neighbouring properties together with all the brickwork, shape & size of windows & doors, roof shape & pitch & type of coverings, trims & details, materials, colours & patterns & style of construction.

All development shall be carried out using professional tradesmen and good quality compatible materials & maintained within the current boundary constraints of the plot and the height of the building.

7 Access

7.1 Front Access: Access at the front of premises will be unaffected by this proposal.

7.2 Emergency Services Access: Emergency Services access at the front & rear of the premises will be unaffected by this proposal.

7.3 Other Premises Access: Access to adjoining premises at the front & rear will be unaffected by this proposal.

7.4 Impact on Highway Traffic: Impact on highway traffic & car parking at the premises be unaffected by this proposal.

Date of Preparation

17th February 2025. Issue 1