

Saba Yaqub
52 Mountside Crescent
Prestwich
Bury
M25 3JH

RE: Planning Application for Single Height Conservatory – 52 Mountside Crescent, Prestwich, Manchester, M25 3JH

The following relates to the enclosed planning application for the proposed development of a Conservatory/Sunroom at the property, 52 Mountside Crescent, Prestwich, M25 3JH.

This planning permission is in response to the requirements of the planning system due to the property being a Ground Floor Maisonette, and therefore not benefiting from permitted development that would generally apply to a similarly sized extension in a single house.

That said, and for context it is worth noting that this style of maisonette is more like a single house based on the way in which it is configured. There are two Maisonettes (Ground floor and First floor) enclosed in a Semi-detached building. It is surrounded immediately by similar looking 20th Century Semi-detached houses. The property can also easily be read as a semi-detached property from street and aerial view.

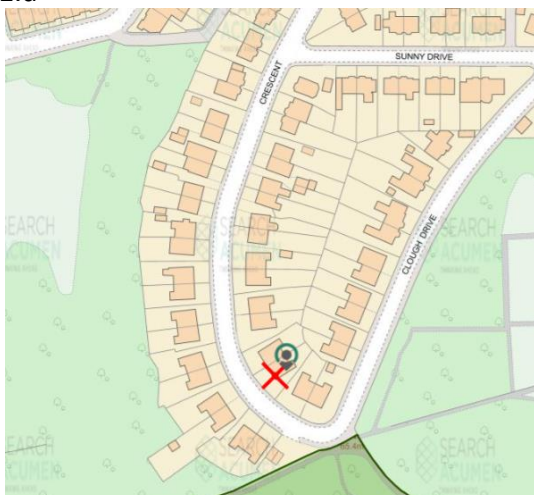
The proposals have been designed in accordance with the guidance in Bury Council's Supplementary Planning Document.

1. Site Context

The site sits surrounded, on all sides, by other dwellings on Mountside Crescent and Clough drive, they are close to the boundary of St Mary's Conservation area.

The site itself is not in a conservation area nor is it visible from the Conservation area.

1.a



1.b



2. Proposal

The proposal is to create a small conservatory to the rear of the property. 1.b circles the area of space the conservatory is being proposed to be built.

3. Size

The proposed development increases the space by approximately **9sqm**. This can be seen in the attached ground floor layout plan, which is to scale.

4. Layout

The new developed area will, at ground level, infill the section which is currently open to the rear of the property and currently sits between the kitchen and the party wall divide.

Rectangular, in shape.

5. Use

It is currently used as a patio with a table and chairs; it will have the same use but with a Glass roof and UVPC walls so the area can be used all year round.

It does not reduce the usability of the property, or the adjacent property.

As it is a Maisonette, internal space is limited, having a modest indoor patio would be a much better use of the existing external space.

6. Privacy

There is no change that would cause any privacy concern for the neighbour or result in any loss of privacy more than exists now. The proposed design will not overlook any habitable rooms, in any direction.

There will not be any substantial change in level height.

As the use for the space remains the same, no significant change.

7. Scale

Please see the document 52 MOUNTSIDE CRES floor plans and ele.pdf

To note, the extension will be 2500mm high where the roof meets the external wall and will be slightly lower at 2200mm at the extended area to allow for rainwater run-off. This falls within the regulation of eaves being no higher than 3000mm.

8. Appearance

The proposed extension will be primarily glass, framed with strong white coloured UPVC.

Visually similar, in style, to a Veranda.

From the end of the applicant's garden, looking in, the frame will be contemporary style full length with sliding doors, in white, to match the existing windows. The roof is to be made of the same UPVC frame with glass panels.

On the fence side, there will be 5/6 courses of brick (the dwarf wall, will be lower than the existing fence, no visual impact for the adjacent house) to provide the level and a cill for indoor plants. This side will have obscured glass. The fence will not be affected as a gap will be retained.

There will be no visual impact from street view, as it cannot be seen.

Like a traditional conservatory, it is primarily glass; therefore, it will not reduce any sunlight, for the adjacent house, and have very little, if any, impact on daylight received.

9. Access

The new developed area will be accessible through a new opening from the kitchen, shown on the enclosed proposed layout plan. This opening will be of traditional door size and have a suitable lintel.

Applicant will continue to use the front door for access to the property.

There is an existing garden gate to the side of the house, for access to the rear garden.

10. Energy efficiency and sustainability

The glass will be highly insulated.

The new area will have thermal separation from the remainder of the dwelling.

11. Safety and security

The property site is bordered off with an existing back gate and fence on both sides. No change to either.

There will be window openings for proper ventilation.

12. Landscaping

No change. No felling of trees or removing of landscaping.

Supporting Documents

This planning application is supported by the following documents:

Document	Drawing/ Document name
Scale drawings	52 MOUNTSIDE CRES floor plans and elevation.pdf
Existing layout	52 MOUNTSIDE CRES floor plans and elevation.pdf
Proposed layout	52 MOUNTSIDE CRES floor plans and elevation.pdf
Existing rear elevation	52 MOUNTSIDE CRES floor plans and elevation.pdf
Proposed rear elevation	52 MOUNTSIDE CRES floor plans and elevation.pdf
Existing side elevation	52 MOUNTSIDE CRES floor plans and elevation.pdf
Proposed side elevation	52 MOUNTSIDE CRES floor plans and elevation.pdf

We trust that the submitted application and supplemental information is more than sufficient and meets the required criteria for the granting of the planning permission.

If you have any queries or wish to discuss any aspect of this application, please do not hesitate to contact me.

Yours Sincerely,

Saba Yaqub