



RA Design & Project Management Ltd
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The White House
42-44 Chorley New Road
Bolton
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**PROPOSED FRONT PORCH; SINGLE STOREY / TWO STOREY EXTENSION AT
REAR AND ADDITION OF FIRST FLOOR TO EXISTING BUNGALOW TO FORM
TWO STOREY DWELLING (RESUBMISSION OF 66979)**

AT

1 OXFORD ST BURY BL9 7EL

DESIGN AND ACCESS STATEMENT

January 2024

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Proposal

The proposal is to convert the bungalow to a 2 storey house and extend it at the rear, along with a porch at the front.

The existing ground floor of the building along with the existing external walls will be retained and the additional elements constructed in matching materials to the existing bungalow.

The first floor rear facing window will be obscure glazed and will have skylights for additional daylight.

The extension does not project beyond a 45 degree line from the centre of the adjacent window on both floors.

The existing street scene consists of both 2 and 3 storey houses. The adjacent building is a 2 storey house and the new house will match its ridge height, eaves height, window fenestration, window style to the adjacent dwelling. Bay windows have been included but are of a square style and do not project beyond the front of the adjacent dwelling and hence will not appear incongruous.

Most of the dwellings on Oxford St are houses, not bungalows, so the new extended dwelling will not look out of place.

The driveway can accommodate at least 2 cars and therefore there will not be an unreasonable or severe impact on the current highways situation as a result of this proposal. The yard can accommodate bins and its area is 170sqm.

The house will exceed the minimum national housing standard as it has a floor area of 143sqm.

The proposal is very modest in its impact but great in its contribution to providing larger family accommodation in an area with predominantly 2 and 3 bed Victorian dwellings in sustainable communities close to shops, businesses, parks and public services and therefore it is requested the proposal be approved