

PRE-APP Enquiry

60 Gatelane, Radcliffe M26 2AF.

'Planning Statement'

- Class C3 detached 3x bed family dwelling built circa 2015/2016 by "Perrimon Homes" on a large urban development off Dimes Lane, Radcliffe.
- Detached dwelling 'sandwiched' between town houses and semi/semi-detached dwellings either side. And has a lower roof/ridge height than the adjacent dwellings as existing elevation. DRAW 2 and photos.
- Applicants are registered foster carers with Staffordshire County Council and currently care for four children: 2 boys, 2 girls aged between 4, 7, 9 & 13 and the current 3x bed situation means that the two girls share a room, the two boys share a room and the applicants have their room.
- Statute requires that at a certain age the children will need their own rooms, hence the need to provide 2 additional beds to the 2nd floor / 1st area.
- We are unaware as to whether or not the dwelling has "Class B Permitted Development" rights or have they been withdrawn etc. @ development stage? However even if Class B P. Rights were available there is not adequate headroom in the 1st space and the ridge/apex ht would need to be raised regardless in order to maintain adequate Bleg approval in terms of headroom.... So planning consent would be required anyway!! for proposed works..
- Matching materials would be used in terms of vertical cladding tiles, upvc double glazed windows to beds (3+4) positioned to line up / balance to those existing windows below - etc.... As proposed elevation.