

### **Supporting Planning Document**

Two storey side extension, Two storey rear extension, single storey side and rear extension, alteration of existing driveway, new detached garage.

10 Springside Rd

Bury

Lancashire

BL9 5JE

Mr and Mrs Leach

### **Proposed extension.**

The two-storey side extension would replace the existing single storey extension. The proposed two storey extension would provide a kitchen/dining room and a bedroom with ensuite at first floor.

The single-storey side and rear extensions replace an existing detached garage, single storey outrigger extension and bay windows to the rear dining room and lounge. They would provide a ground floor utility room and downstairs shower room, along with an increased footprint to the newly formed kitchen/dining area and existing rear lounge.

The bay window to the rear lounge is currently two storey and in a poor state of repair. The purpose of the new two-storey rear extension is to infill small amounts of unusable space and ground level and provide a more cohesive appearance to the rear elevation. The existing 1<sup>st</sup> floor bay window currently has clear glazing and openable windows on the side elevations. The new two-storey replacement extension will feature non openable / obscure glazing on the side elevations.

### **Detached Garage**

A replacement detached garage is proposed behind the single-storey side extension, and this would replace the current garage.

### **Proposed Driveway Alterations**

Although the driveway is capable of housing 5 cars (5 x 5 metres), these would need to be lined up in a row. In order to make maneuvering cars on and off the road safer, it is proposed the extend the driveway into the current front garden. This will involve widening the current opening from 2700mm to 3200mm. There wouldn't be any proposed changes to the existing dropped kerb.

The new driveway will be 7.6m wide and 6.1m deep, this provides significantly more space than the required 5.5x2.4 standard parking space and gives plenty of space to drive on, reverse onto the existing drive and then drive off onto the public highway in a forward gear.

### **Material**

Brickwork will match the existing house, handmade red brick by Furness Brick Company

Roof slates will be reclaimed blue slate

Windows will be UPVC to match the existing

The new driveway area will be a permeable driveway solution