



View to rear of property

**Remove existing first floor conservatory &
erect a first floor timber framed habitable room
at
15, Mitton Close, Bury. BL8 2LD
for
Mrs Luisa Withington**

1. THE SITE

The application site is located on Mitton Close, Lowercroft. This detached house is on a street of similar detached properties. The house is located on a road of mainly two storey properties with a number of them extended. This statement provides support to the accompanying planning application seeking permission to remove the existing first floor conservatory structure and erect a flat roofed timber framed habitable room to replace it.

2. USE

The extension will be used as additional living and leisure space for the applicant, no change of use is proposed as the proposed extension is to the domestic dwelling.

3. AMOUNT

The additional habitable floor space proposed at first floor in total is 6.8m²

4. LAYOUT

The property is a brick built detached house of traditional construction. It is proposed to remove the existing first floor conservatory structure and erect a timber framed habitable room to replace it.

5. SCALE

The dimensions of the proposed habitable room match the dimensions of the existing which are: 3.513m wide x 2.372 projection x 6.005 m high o/a from ground level. The new first floor habitable room follows a similar form and massing to the existing .

6. LANDSCAPING

Has largely been kept as existing with the perimeters of the property laid to lawns and shrubs and hard standing for car parking and access.

7. APPEARENCE

The first floor flat roofed timber framed extension will have a composite t&g board finish with high quality upvc framed double glazing to match existing. The design specifically addresses and relates to the character of the property in its setting. The materials and architectural aesthetic modelling responds to the surroundings characteristics.

8. ACCESS

No special access arrangements have been made other than the internal access from the domestic dwelling as this is a private domestic dwelling.

9. WASTE MANAGEMENT STATEMENT

Confirmation that the house has a bin area (hard standing) of sufficient size to accommodate the required number of bins for domestic waste and mixed re-cycling, positioned for ease of collection at the side of the house. The bins will be brought out for emptying as required by the Local Authority on collection days.

10. JUSTIFICATION STATEMENT

In view of the above it is argued that the siting, design and scale of the proposed building is acceptable and it would not harm the character of the surrounding townscape and /or the living conditions of neighbouring occupiers. Therefore in the absence of any other material considerations, planning permission should be granted.