

PLANNING STATEMENT.

11. Spring Close,
Ramsbottom,
Lancs. S. 610, 950.

We write this statement as a plea to the planning committee that our application to extend our property, 11 Spring Close, Ramsbottom, is granted.

Our architect, Simon Jackson, on our behalf, submitted a pre-app to planning so that we could seek advice as to whether our initial drawings would be approved at formal application. Having liaised with Jane at planning, Simon, my husband and I, have revised the initial plans to suit the requests from the council to satisfy the following conditions:

- Setting the two-storey extension back one metre so that any 'terracing effect' is avoided and the property does not appear to be overbearing on the street.
- Upon setting the extension back, we have ensured that the driveway allows ample room for one car, whilst ensuring the service strip at the bottom of the drive is kept free from any obstruction.
- We have made the side extension narrower to allow space for bin storage at the side of the house, so that the bins can be accessed from the front of the property and taken down the driveway each week for collection on the street.

After revising the plans with Simon on a few occasions to suit the above conditions, we sought a pre-approval of the latest drawings so that we could confidently submit them in this formal planning stage for official approval. Despite satisfying the above criteria we were advised by Jane that the drawings would now need to be accompanied by a personal statement, given a document came to light via planning that meant when the houses on Spring Close were initially built, it was expected that 2 bed properties had 2 car parking spaces. These drawings have been revised to allow space for one car, as was initially requested from planning, and for the reasons I will outline below there never have been two car spaces to maintain.

The side of our current property is very narrow when accessing from the driveway through the gates. You could not easily get a car through the gates to park it daily, especially a family sized car, and there would be minimal (if any) space to get my child in and out of her car seat in the back due to how narrow the side of the house is and the bins which are stored there. Due to this we have never used the side of the house for parking and never would.

Instead, as do many of our neighbours, we park one car on our drive and the other outside the house on the cul-de-sac. We have a lovely relationship with our neighbours on Spring Close and most of the houses use the street for parking their work vans or additional cars, and this has never faced any issues given the street is quiet and is a cul-de-sac meaning there is never issues of obstruction given the street offers no pass-through and is a dead-

end. The other current two-bed properties on Spring Close have the advantage of a long driveway / lawn area leading up to their house, most of which fit two cars on maybe three. This means they could extent their houses at the side without impacting on drive space. However, we are at a disadvantage to this pattern in that our property, along with number 9 whom we are attached to, fall on the curve of the cul-de-sac meaning that we do not have the advantage of a long driveway or lawn because the road bends and cuts out where this drive would have been. I feel that when these houses were built with a 'two car' space in mind, it did not consider the position of our property (no.11) nor next door (no.9) in this condition.

In addition, to save costs in the current climate, and due to us mainly using only one car for ease for family purposes due to child car seats etc. we plan to sell my husband's car next year and instead share my car as the sole family vehicle. The excellent local transport network that Ramsbottom offers means that we do not need to rely upon having two cars or any car at all, and I often utilise the local bus routes when taking my daughter out to Bury for the day etc. We also do a lot of walking as a family and I walk my daughter to Nuttall Park and my parent's house most days, and this is something that we as a family would be devastated to lose easy access to if our application to extend was not granted.

I have lived in Ramsbottom my whole life, as have my family. I love Ramsbottom and want to continue to raise my child, and future children here. We have Hazelhurst Primary School, just down the road, down for our children to attend in the coming years. I would never choose to leave our hometown. However, in the current climate, and with house prices as astronomical as they are (especially in Ramsbottom), if this extension is not granted, we will have no choice but to leave the area and move further away to a cheaper town. This will leave us isolated and cut off from our support network, as well as damaging potential business prospects for us which are in the pipeline.

My parents live on Whittingham Drive where I grew up, only a short walk away from Spring Close, and they look after our 18-month-old daughter Sage full time so that we can work to afford a living (and ultimately save for this extension). We could not afford to both work and send Sage to Nursery, so we are incredibly lucky to have my parents be so local - they are our only support network. If we had to move to a new area to find a bigger property that we could afford, we would be isolated and cut off from this support and, ultimately, childcare, and it would be very difficult for us to continue to earn a living without placing great financial and emotional pressures on us.

The reason for us requiring a bigger property, hence our application to extend, is that we are quickly outgrowing our current house now we are a family of 3, soon to be 4. We went through fertility treatment to conceive our daughter Sage and we have been on the waiting list for a year to commence treatment to help conceive our second child. Finally, we have received an appointment to re-commence this process and hopefully be gifted with another baby, therefore time is precious for us now to know whether we can

continue to raise our children in our family home in Ramsbottom.

In addition, my husband has his own bakery business, and he is currently viewing commercial leases in Ramsbottom with the aim of expanding his business here and keeping it local to our family. If we must leave Ramsbottom, it will put us in a very difficult position as to whether we pursue this dream to open a premises in Ramsbottom, as it will no longer be local to us, no longer our hometown.

I will conclude this statement by asking Planning to please consider all the points I have raised, both personal and logistical, and accept our revised submitted plans to extend our house. We have adapted our initial designs to suit the above requirements from the pre-app stage. Please let us stay in Ramsbottom and continue to grow our family in this home.

Thank you,

Mr & Mrs Myers