



**Provision of new/replacement dormers to roofspace
including internal alterations within bungalow
at
86, Holcombe Road, Tottington, Bury. BL8 4JY
for
Mr Hugh Issard-Davies**

1. THE SITE

The application site is located on Holcombe Road, Tottington. This roughcast rendered bungalow is located on a road of mixed single and two storey properties. The site comprises the extensive residential cartilage of No 86 Holcombe Road Tottington with adequate in-curtilage parking from within an electrically operated gated driveway. This statement provides support to the accompanying householder planning application seeking permission for the provision of new/replacement dormers to the roof space including internal alterations.

2. USE

The proposals will be used as refurbished living space for the applicant, no change of use is proposed as it is an existing dwelling.

3. AMOUNT

No additional floor space is involved in the refurbishments

4. LAYOUT

The property is a detached roughcast rendered bungalow of traditional construction. It is proposed to provide new/replacement dormers to the roofspace including internal alterations

5. SCALE

All aspects of the proposal have been designed to be of an appropriate scale in relation to the existing surroundings.

6. LANDSCAPING

To be kept as existing with the perimeters of the property laid to lawns and shrubs and hard standing for carparking and access.

7. APPEARENCE

The new/replacement dormers to have tiled pitched roofs to match bungalow and will be faced with grey/black composite upvc weatherboarding with high quality grey/black upvc framed double glazing to match existing. It would also integrate comfortably with the prevailing character of the area and would not cause any detriment to the residential amenities of nearby occupiers. The proposal offers a good standard of design and materials to reflect the intrinsic quality of the location, a sense of place and local distinctiveness.

8. ACCESS

No special access arrangements have been made other than the internal access from the domestic dwelling.

9. WASTE MANAGEMENT STATEMENT

Confirmation that the bungalow 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 near to Holcombe Road.

10. JUSTIFICATION STATEMENT

In view of the above it is argued that the siting, design and scale of the proposed dormers are acceptable and will integrate comfortably with the prevailing character of the area and would not cause any detriment to the residential amenities of nearby occupiers. Therefore in the absence of any other material considerations, planning permission should be granted.