

Design & Access Statement in support of proposed construction of a two story side extension to No 1 Wood Road Lane Summerseat Bury BL9 5QA

1) Use

The proposal is to construct a two story side extension on land within the site curtilage. It is intended to create additional accommodation for a growing family with a family room, library and study at ground floor level and master bedroom at first floor.

2) Scale

The proposed side extension is 8.45m x 4.26m externally with eaves height of 5.76m above ground level and a maximum ridge height of 7.0m, replicating the smaller profile of the original house with a secondary pitched roof pediment to the rear. The volume of the original house is 496 cu. m. and there has been a previous single story extension of 68.33 cu. m. (13.77% increase)

The current proposal will add a further 243.12 cu. m. (49% increase) Therefore increasing the volume of the original dwelling by 62.77 %.

3) Green Belt Issues

The site is within the adopted Green Belt and the proposal does represent a materially larger extension than the one third volume increase generally considered acceptable in SPD6

However there are very special circumstances why additional accommodation is required. The current householder is currently a martially separated male with a young son and daughter. He has formed a relationship with a new partner who has two young sons and he wishes to accommodate the extended family.

Current accommodation consisting of three small bedrooms with one shared bathroom is insufficient for the enlarged mixed family.

The proposal is located on a quite, largely uninhabited, country road at the end of a traditional terraced block of 6 dwellings with unobstructed view of open farmland. There is a dairy farm at the far South West end of the terrace.

Construction will be two storeys following the profile of the original house with an extension alongside an earlier single story rear extension.

There is access to an electricity sub-station adjacent the site and the land beyond is undeveloped. The proposal would not therefore impact on the character or openness of the Green Belt and have little impact on the current street scene, it will not harm the visual impact of the area, or the residential amenities of neighbours.

4) Layout and Access

The new construction is located on the side elevation of the property.

Pedestrian access will be via the existing front door and a relocated gateway giving access to the rear. Vehicular access will be gained by the current paved area leading to the double garage at the rear.

5) Landscaping

There is an existing small garden to the rear which will be retained.

Hardstanding will be modified to provide access to the existing double garage

6) Appearance

Appearance of the development is designed to incorporate architectural features, materials, colours and textures employed in the design of the existing dwelling and will reflect the character and scale of neighbouring properties

There are no other dwellings in the immediate vicinity and the inclusion of an extension of the terrace will not be a dominant feature and have little impact on the current street scene. It will not harm the visual impact of the area or the residential amenities of neighbours.

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