

Supporting Planning Document

Single and two storey house extension, alteration of existing driveway.

10 Springside Rd

Bury

Lancashire

BL9 5JE

Mr and Mrs Leach

Proposed Ground floor extension

The proposed extension would formalise the ground floor footprint into a shape more conducive to modern living allowing the space to be opened up to form an open plan kitchen/dining room, giving views down the garden.

The previous approval (68528) included a ground floor annex for one of our parents, which is no longer required and has been replaced with the smaller extension to house the utility room, boot room and downstairs bathroom.

One small window on the side elevation would be provided, which would relate to the kitchen and would be located 5 metres from the boundary.

The existing garage would be demolished and re-provided further back in the rear garden.

Proposed two storey side extension

The main change from the previous approval would be the demolition of the existing single storey element and its replacement with a two storey extension. The proposed extension would be 600mm wider than existing, which would provide a better sized bedroom at first floor level. The proposed bedroom will feature a new window on the front elevation in a style to match the rest of the property, the en-suite to the rear will feature frosted glazing

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 to 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.

Materials

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 by Marshalls (see attached detail)