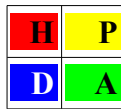


Householder application for a single storey, rear extension at 36A Longsight Road, Ramsbottom, Bury BL0 9SN



January 2022

Prepared by Hartley Planning and Development Associates Ltd

PROPOSAL

36A Longsight Road is a semi-detached dwelling with a single storey attached garage constructed as part of the original dwelling: -



It currently has a single storey rear extension. The proposal is to demolish this and to replace it with a single storey addition extending out from the rear elevation by 4 metres.

Existing extension to be demolished: -



The height of the proposed extension would be 3.43 meters

The adjoining property also has an existing extension of similar proportions and there would thus be no adverse impact in terms of sunlight or daylight.

In any event, the rear elevations of the two properties face South.

While the Council's 'Alterations and Extensions to Residential Properties Supplementary Planning Document 6' 2020 (SPD) recommends a pitched roof, the proposed development would have a flat roof (as now) behind a parapet wall so as not to interfere with first floor windows. The front elevation of the garage has a stepped parapet wall.

In other respects, the proposed development accords with the SPD.

The proposed development would accord with chapter 12 of the National Planning Policy Framework 2021 (the Framework) which places great emphasis upon good design

External walls are to be white/cream, k- render above a brick plinth, to match the existing building.