

## **DESIGN & ACCESS STATEMENT**

**Type of Application:** Full application

**Location of Proposed Development:** 12 RHIWLAS DRIVE, BURY, BL9 9DD.

### **1.0 Planning Permission**

Planning permission is sought for the development of a rear single & double storey extension, double storey side extension and a front porch. Ground floor development shall be used for dining room, kitchen, lounge, and a bathroom. First floor development shall be used for two bedrooms.

This is a double storey semi-detached property, within a primarily residential area. There is service road at the front for access. The boundaries between the neighbouring properties are separated by timber fence panels.

### **2.0 Amount of Proposed Development**

The internal area of ground floor development 44 m<sup>2</sup> and first floor 12 m<sup>2</sup>

### **3.0 Layout**

The proposed layout is shown on the attached proposed drawings.

### **4.0 Scale**

This development is proposed within the current boundary constraints of the plot and height of the building.

### **5.0 Landscaping**

No landscaping or any other external features or surface finish changes are proposed externally at the front or rear.

### **6.0 Appearance**

The overall image of the proposed development shall be in keeping with existing and fits in with neighbouring properties together with all the brickwork, shape & size of windows & doors, roof shape & pitch & type of coverings, trims & details, materials, colours & patterns & style of construction.

All development shall be carried out using professional tradesmen and good quality compatible materials & maintained within the current boundary constraints of the plot and the height of the building.

## **7 Access**

**7.1 Front Access:** Access at the front of premises will be unaffected by this proposal.

**7.2 Emergency Services Access:** Emergency Services access at the front & rear of the premises will be unaffected by this proposal.

**7.3 Other Premises Access:** Access to adjoining premises at the front & rear will be unaffected by this proposal.

**7.4 Impact on Highway Traffic:** Impact on highway traffic & car parking at the premises be unaffected by this proposal.

## **Date of Preparation**

1<sup>st</sup> August 2024. Issue 1.