

DESIGN & ACCESS STATEMENT

Type of Application

Full application

Location of Proposed Development

51 Stephen Street, Bury, BL8 2PU.

1.0 Use

Planning permission is sought for the development of a rear single storey extension to be used as a family kitchen.

This is a double storey mid-terrace property within a primarily residential area. There is a service road at the front and rear for access. There is a garden at the front & paved area in the rear yard. The boundary between the neighbouring properties is separated by brick walls.

2.0 Amount of Proposed Development

Existing single storey rear extension shall be demolished to make room for a new extension for the disabled person bathroom and kitchen for the family.

Ground floor development area is approximately 15m² for a disabled person bathroom and a kitchen for the family. Floor levels shall be in line with the existing where required. The proposed height of the rear extension at the eaves is less than 2.5m and the overall height shall be kept below 4m.

3.0 Layout

The proposed layout is shown on the attached planning drawings.

The proposed layout offers usable, welcoming & secure environment in which the residents will live comfortably and will be easier to maintain and maximises natural light & ventilation where required.

4.0 Scale

The construction of the rear single storey extension 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, sides & rear.

6.0 Appearance

The overall image of the proposed development will 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 will 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 & Rear Access: Access at the front & rear of the 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

2nd August 2022. Issue 1