

Outline Planning Statement for 30 St Peters Road, Bury, BL9 9RB

The application property comprises a brick built semi-detached house with attached garage with front and rear garden areas and on a wide tree lined street.

The applicant has recently moved into the property and would like to create habitable space for a close relative who wants to live within the property and as part of the household, but requiring a level of independence. The proposal is to convert the existing single storey lean-to garage structure into a small bedroom, with a single storey lean-to side extension creating a living room / kitchen area, coupled with a single storey rear extension which extends across the full width of the existing house.

The rear extension to the garage creates a small living space for the occupant and to enjoy the garden area to the rear. There is a small wheelchair accessible bathroom located within the existing house which creates the opportunity for independent living for the close relative. The rear extension to the existing house creates additional space for the occupants of the main house and compensates for the loss of small lean-to extension as utility area / kitchen located within the existing house.

The converted garage will include a new uPVC bay window following infilling of the existing garage door and where the garage roof will be retained as existing. The proposed extension will be constructed using facing brickwork to match the existing to the house, with natural slate roof finish and uPVC windows and doors installed to match the existing to the house.

The proposed single storey extension should allow the close relative to live with the applicant and family and be able to enjoy the front and rear garden areas and as part of the applicant's household.

Equilibrium Architects Ltd

Date: 20th August 2025