

Outline Planning Statement – 388 Holcombe Road, Greenmount, BL8 4DT

This Planning Application involves the construction of an upper storey extension over an existing garage to the side of a semi-detached house at 388 Holcombe Road, Greenmount, BL8 4DT. The works also involve the addition of a bay window to the front of the garage and insertion of patio doors within an existing single storey rear extension.

The works are required to create a contemporary family house including open plan spaces to the rear with ancillary accommodation located within the existing garage area. The upper storey within the side extension includes an additional bedroom to create a 3 bedroomed house.

The proposed upper storey extension will be constructed in facing brickwork to match the existing garage and house, with slated roof to match existing to the house including white uPVC window frames to new and existing window openings.

The front elevation to the upper storey extension has been set back from the front elevation of the house as Bury Metros Adopted Policy for side extensions and to avoid terracing effect when viewed from Holcombe Road.

There will be no reduction in garden area or any increase in the number of bedrooms and there should not be any impact on the amenity of the adjacent house (390 Holcombe Road).

The proposals represent a modest extension to an existing dwelling to provide good quality family accommodation within Greenmount.

Equilibrium Architects Ltd

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