

Design and Access Statement

PLANNING APPLICATION Bank Top Farm. Moorbottom Road, Holcombe BL84NP

Location:	The application relates to the property known as Bank Top Farm, Moorbottom Road, Holcombe. Bury.
Application Detail:	This property is a stone build farm house situated alongside the moorland track known as Moorbottom Road. It is believed back in time to have been used for horse drawn carts travelling into the village of Hawkshaw through to Holcombe.
The Area	The property is now located within the Holcombe conservation area. Until recently Bank Top Farm was an isolated farm house with an adjacent barn with private access from Moorbottom Road. The adjacent barn has now gained planning consent to convert into a private detached house, Ref No 62666 approved on 6/6/2018. The conversion work has now been completed and the property is now occupied.
Amount of Development:	The proposed development is to construct an infill single storey extension with a flat roof area forming a balcony. The proposed extension measures 12.1m x 4.8m totalling 58 sq. /m2, together with alterations to the window openings on the rear elevation. For clarification the front elevation abuts Moorbottom Road.
Scale:	The proposed development is considered to be small scale infill extension with alterations to the window openings in the rear elevation.
Landscaping:	None required

Appearance:

The proposed new extension will compliment the adjacent new house design that has been approved by Bury Planning Department. The re-design of the existing windows in the house rear elevation, is to allow more light into the property, due to the windows situated in the front elevation abutting Moorbottom Road being very small.

Access:

The access to the property will remain from Moorbottom Road.