

COVER LETTER

GSS23145 – 72 Park Road

Introduction

Gold Sketch Studios has been instructed by our client to prepare and submit a full planning application at 72 Park Road Prestwich, M25 0FA.

Existing Site

The site is situated at 72 Park Road Prestwich, M25 0FA, at the corner of Brooklands Road. The land currently owned by our client, consist of vacant land and has been in a derelict state since 2017.

The Proposal

The land has previously had a planning application submitted. However, the applicant approached us with the aim of creating a new design that would provide a much needed housing development that would be in harmony with the design of the area, adding value to the local community.

The proposed building lines are positioned similarly to the previous approved application.

We have proposed 6 semi-detached houses, offering generous living space for potential residents and an expansive outdoor space for each house, ensuring a harmonious blend of comfort and nature.

All proposed houses are identical, featuring 3 floors, 5 bedrooms, 4 bathrooms and totalling of 173sqm, complying with the minimum space standards.

Two car parking spaces are allocated for each house. A new one-way access road is proposed for an easy access to each house.

Conclusion

The erection of 3 sets of semi-detached houses totalling of 6 houses will bring life and purpose to the site again, adding value to the local area.

We trust that Officers and the Members of the Council will acknowledge the opportunities this development presents and grant planning permission for the proposal.