

**Planning Statement for Proposed Two Storey Side Extension at 10 Langley Gardens, Prestwich,
M25 3EF**

The application property is a semi-detached house with front, side and rear garden areas and where the front elevation includes an extended gable feature which appears on a number of properties on Langley Gardens and the adjacent Langley Avenue.

The proposal is to provide a 2 storey side extension to create further bedrooms and additional living space for the applicant and his family.

The extended gable feature has previously provided a challenge on applications on similar properties and where the house is to be extended. A satisfactory design solution is extremely difficult to obtain and where we have struggled to achieve a sympathetic solution for the front elevation without over complicating the roof format or creating a roofing solution which is not too overly fussy.

The current design solution, while not wholly ideal, provides a workable solution and which endeavours to compliment the gable feature of the adjacent semi-detached property.

The proposed extension frontage has not been recessed at first floor level (as suggested within Bury Metro's Adopted Policy on Household extensions) as this created a design appearance which was excessively mannered and fussy in appearance – we hope that this is acceptable from a Planning point of view.

The proposed materials for the extension includes facing brickwork and render to match the existing to the house, with feature brick banding and stone heads and cills. The windows are to be uPVC, with uPVC fascias and verges to match the existing.

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