

DESIGN & ACCESS STATEMENT

Type of Application: Householder Application

Location of Proposed Development: 99 Radcliffe Road, Bury, BL9 9LD

1.0 Planning Permission

Planning permission is sought for the demolition of existing rear single storey extension and development of a new rear single storey extension to be used as a family kitchen, diner and lounge and garage enlargement and conversion to a family bedroom with en-suite bathroom.

This is a single storey semi-detached bungalow within a primarily residential area. There is a service road at the front for access. The boundaries between the neighbouring properties are separated by timber fence.

2.0 Amount of Proposed Development

Single storey rear extension floor area shall be 54 m²

3.0 Layout

The proposed layout is shown on the attached proposed drawings.

4.0 Scale

This development is proposed within the current boundary constraints of the plot and height of the building.

5.0 Landscaping

No landscaping or any other external features or surface finish changes are proposed.

6.0 Appearance

The overall image of the proposed development shall be in keeping with existing and fits in with neighbouring properties together with all the brickwork, shape & size of windows & doors, roof shape & pitch & type of coverings, trims & details, materials, colours & patterns & style of construction.

All development shall be carried out using professional tradesmen and good quality compatible materials & maintained within the current boundary constraints of the plot and the height of the building.

7 Access

7.1 Front Access: Access at the front of premises will be unaffected by this proposal.

7.2 Emergency Services Access: Emergency Services access at the front & rear of the premises will be unaffected by this proposal.

7.3 Other Premises Access: Access to adjoining premises at the front & rear will be unaffected by this proposal.

7.4 Impact on Highway Traffic: There shall be 2 car parking bays on site.

Date of Preparation

26th February 2026. Issue 1.