

Planning Statement for Proposed Side Extension to 18 Rothay Close, Whitefield, Manchester, M45 8BD

This planning application is for the construction of a single storey extension with mono pitch roof to the side of an existing semi-detached house on a corner plot at the above address.

The proposed extension will be domestic in scale and character and is to be constructed using facing brickwork to walls and concrete interlocking tiles to the roof. The windows and doors will be in uPVC and the simple mono pitch form will reflect the character of the street and adjacent houses.

The proposed extension is required as the applicant / occupier of the house has a severe disability and where much of his time is spent in a wheelchair, with access to the first floor bedroom becoming progressively more difficult. The proposal is therefore to provide a bedroom at ground floor level, including an en suite bathroom, so that the applicant can more easily access bedroom and bathroom facilities via his wheelchair.

The existing house includes a conservatory which has been constructed to the rear and is directly linked to the kitchen area and where this provides a valuable space for relaxation for the applicant and his partner, as much of their day is spent within the house.

Given the small plot size of the house and garden and that the applicant does not wish to demolish the existing conservatory, the only available location for a small extension is to the side of the house and adjacent the side road, Heybrook Close. The applicant is fully aware that there are restrictions within the adopted policy provided by Bury Metro (Supplementary Planning Document 6) regarding domestic extensions on corner plots and where a 2m setback is required and as detailed within section 4.1 and where extensions should respect the character of the street scene in those locations.

Notwithstanding the above, section 10.11 of the guidance allows some exceptions to the adopted policy for those applicants with a disability and where adaptation is required to their home.

Given that there is no alternative location for the construction of a ground floor extension except to the side of the house and where the 2m offset requirement from the back of footpath to the side of the extension, it is respectfully requested that the proposed bedroom / bathroom extension is permitted and where a letter has been provided by the Occupational Section within the Department for Communities and Wellbeing at Bury Metro to support the application.

The provision of a ground floor extension will allow the applicant to have full use of bedroom and bathroom facilities at ground floor level and will be of significant benefit to the occupants of the house – allowing them to lead a more fulfilled life.

Equilibrium Architects Ltd
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