

Planning – Heritage Statement

Location:

4 Crag Avenue, Bury, BL95NZ.

Proposal:

Single storey extension to side of an existing semi-detached 3+ storey dwelling.
Providing porch, shower room and utility.

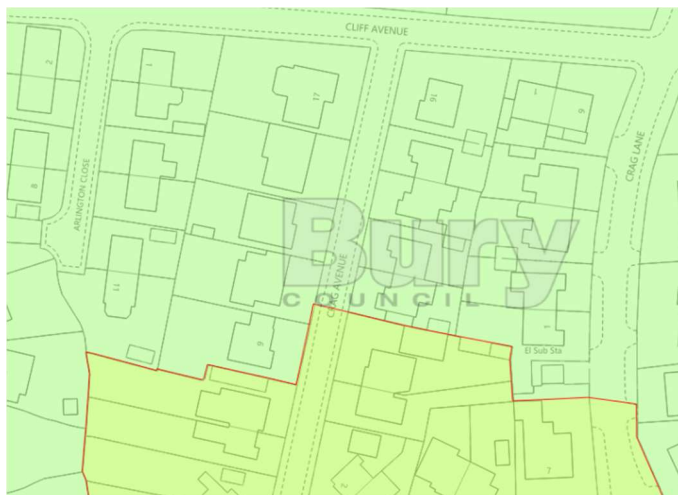
Application type:

Householder.

Applicant:

Mr D. Tweedale

1. Reason for statement. The existing property is in green belt (green shade) and a conservation area (red line).



Source-[Cadcorp SIS WebMap 9 \(bury.gov.uk\)](http://Cadcorp SIS WebMap 9 (bury.gov.uk))

Observations: The (similar) properties elsewhere in the avenue are not in the conservation area.

2. Design

2.1 Use;

Dwelling accommodation.

2.2 Amount;

Additional floor area = 19m²

2.3 Layout;

As indicated on the submitted drawings.

2.4 Appearance;

It is proposed to use materials to match the main dwelling.

2.5 Scale;

The scale of the proposed extension is in keeping with the existing.

3. Design and planning precedent.

Planning applications; References 61228-dated 2017 and 63126-dated 2018.
Approval for larger works than the current submitted application. Part completed.

4. Conclusion

The development as indicated on the submitted plans is not detrimental or intrusive to the overall sensitivities of the conservation area environment.

Author: DAVID DRIVER

Date: 23.11.2021

ddriver@techdLtd.co.uk
07887 876428
www.techdLtd.co.uk