

Planning Statement for Proposed Remodelling Works at 971 Manchester Road, Bury, BL9 8DN

This application involves the demolition of an existing conservatory and the provision of a single storey rear extension to create an extended garden room and kitchen area for the applicant and his family.

The additional space is required to accommodate the needs of the applicant and his family.

The existing two storey detached house has already been extended / modified from its original design and the applicant would now like to rationalise the appearance of the house to create a much more unified design for the front, side and rear elevations.

The proposed rear extension is to have a flat roof including lantern lights to provide daylight into the existing, rear spaces and provide a light and airy appearance to the inside of the garden room and kitchen areas.

The existing pyramidal roof is to be modified with the addition of hip to gable extensions, with rear dormer to allow the provision of an additional bedroom within the roof space. The front porch is to be extended along with the adjacent store (formerly garaging space) to create additional storage space within the house.

The proposed materials will match the existing to the house including facing brickwork and render with uPVC windows and fascias / verges.

We believe the proposals help to rationalise and improve the appearance of this distinctive, detached property facing on to Manchester Road.

Equilibrium Architects Ltd

10.08.2023