

• TOWER VIEW " (AS REVISED) - AUGUST 2023
 329 Manchester Rd, " GREENBELT AND
 Walmersley.
 BURY, BL9 5NA. PLANNING - STATEMENT.

- EXISTING PROPERTY :- Detached 2 bed, original, bungalow dwelling, built circa 1950s on the 450m² road between Bury and Lancaster all as ribbon development along the road side and more recently just north of the motorway slip road to the south bound M66 M-way.
- Pedestrian access only from the front, vehicular access via a side road between 325 & 327 and from the rear of 327.
- Original footprint of only 67m² of building, positioned approx 20m back from front elevation onto Manchester Rd and within an area of site curtilage of approx 1000m².
- Volume of original dwelling @ 273m³.
- As built, the detached bungalow appeared to be a 2 bed dwelling with 1 lounge/corridor and kitchen area to rear with a small bathroom area sandwiched between the kitchen and rear screen back on the RH side etc.
- Previous extensions include front porch to pedestrian entrance and a side porch to the kitchen area adjacent to 327 with an additional ground floor single storey extension on the rear to enlarge the rear bedroom area and a glazed conservatory added to the second bed on the inside-rear area etc:
- Full water drainage is connected to a 'septic tank' unit located in the front garden some 14m away from the house.
- Existing materials and construction are of a traditional type with weather clay red face bricks - semi-circular bay windows to the front and a mixture of painted white wood and upvc wood grain brown door and window frames.
- Assumption made that roof has been renewed from probably original rosemary clay tiles to smooth concrete type tiles at some point.

PROPOSALS

- Obvious from current state of property that previous owners may have been elderly and probably resided at the property for many years due to condition of dated fixtures, fittings and decor / Furniture etc. So considerable improvements, renovations, modernisation needed to upgrade the property to provide much needed ground and 1st floor living space for today's family needs.
- Extend the existing single storey flat roofed extension out to the same projection on the rear to form large, open plan - modern kitchen, lounge and dining area with extra natural light from glazed roof lanterns to the deck.

- Construct a rear facing flat roofed dormer to the rear roof slope to the majority of the rear roof area - with both dormer dormers set in from the new gable ends on both sides by at least 0.5m to exaggerate the verge areas to diminish the mass of a large dormer - two storey rear extension

- Increase the existing ground floor front porch to 3m wide to project out some 2.7m as an entrance reception positioned central to the front elevation with both semi-circular bays reduced to flat windows either side of the porch and 2x equally sized roof dormers above each window to the 1st floor bed room areas

- Hip to gable conversion to form rendered gabled ends on both sides and a Leaned Roof approx 0.5m above existing to provide greater headroom 1st floor with the ridge line running from left to right - side to side etc.

MATERIALS

- Marley Eternit fibrous cement or modern smooth grey concrete interlocking roof tiles to 350 Duo pitch of main bungalow and a reduced 250 Duo pitch to the front - gabled extension.
- Smooth - off-white rendered walls through-out
- Olive-grey - RAL 7002 upvc colour coated door and window frames casements / profiled sections
- Upvc black RAL cedar coated Rainwater gutters / - downpipes etc

REAR EXTENSION Removal of glazed conservatory and the extension/enlargement of the existing single storey flat roofed extension across the full width of the rear to the same 4m near projection with the walls rendered in an 'off white' coloured finish, two glazed roof lanterns onto the flat roof area and near eastery aspect from the new kitchen window and set of doors to egrow / access the lounge and open plan kitchen/dining room areas to the rear garden. patio and amenity area afforded to the property.

CEILING propose to increase roof height by an approx 0.5m to an overall 5.8m as measured at front, (less c near due to ground levels etc) to accommodate a 2400 Flat to ceiling ht on both ground and 1st floor levels,

the ground floor will most a large open plan kitchen lounge and dining area to the rear hall inc a utility. cloakroom and ground floor wet - bath - room - with a central hallway to reach the principal front door - entrance porch sandwiched between 2x equally sized rooms - potential Beds ② + ③ and/or separate lounge, study etc with an open plan staircase to ascend up to 1st floor master bed ① with ensuite and wardrobe space and front / rear dormers and adequate / comfortable headroom available.

ACCESS maintain pedestrian access only to front off Manchester Rd and vehicles second access off side road in between 325 + 327 and c near of 327 to end of rear garden curtilage some 33m from house etc. and ample off road parking available for a 3x bed dwelling to avoid any issues due to properties location on the busy A56 - Manchester Rd and close to a motorway slip road/s etc.

Amount of Development :-

- the proposed extensions and area of existing extensions equates to 51m^2 which is 76% of the area of the original bungalow (67m^2) and the approx additional volume 168m^3
- Some 61% increase in the volume of the original bungalow.

Planning history :-

- No information/records on local authority website of any previous extensions however property has a front and side porch, a single storey flat roofed extension projecting out 4.88m and a glazed conservatory attached to its side.

Justification for Development :-

Based on evidence from survey, the original as built bungalow at 67m² sits in large plot at least 1000m², set back 20m from main road at front and was only a 2x bed dwelling with reception room and basic kitchen.

Based on the properties sitting and location it needs to be at least a 3x bed dwelling to suit requirements of a modern family by providing a large - open plan kitchen - dining and living room with separate utility - cloak room and separate wet-room and 2x beds (jack + jill) - study on front with entrance porch - reception and an open plan stairs ascending up to a master bed with walk-in wardrobe - ensuite facility, on 1st floor.

- Both adjacent properties (327 + 339) are gabled properties and have both been extended considerably.
- 339 is fully rendered
- Proposed increase of ridge height by 0.5m to 329 fits in with both adjacent properties As site photo taken at dusk to planning application in order to retain the appearance of a bungalow dwelling without creating a 2x storey effect aided by a distance of approx 18-20m back from the front boundary onto Manchester Rd.