

Design and Access Statement

PLANNING APPLICATION 9 Winifred Avenue, Bury. BL9 7TW

Location: The application relates to the property
9 Winifred Avenue
Bury,
BL9 7TW

Application Detail:

The application is for Planning Consent to extend over the existing attached garage to provide an extended bedroom/en-suite.

Use: The property is used as a private residence.

Amount of Development:

The proposed development is to extend over half of the existing attached garage re-using the existing window patens and providing a new window to the en-suite and a Juliet Balcony positioned over the garage door.

Layout:

This is a detached property situated in a small cul-de-sac with a number of individual house types, the separation distances from the other properties exceeds the planning requirements. Parking will not be effected by this development and as the extension is over the existing building there will be no extension to the footprint of the property.

Scale: The proposed development is a small scale extension at first floor level only.

Landscaping: None required

Appearance: The proposed extension is to match the existing building in terms of materials and window patens.

Access: The access to this property is directly from Winifred Avenue.