

DESIGN & ACCESS STATEMENT

Type of Application

Full application

Location of Proposed Development

598 Bolton Road, Bury, BL8 2DR.

1.0

Planning permission is sought for the amendment to approved plans.

The rear first floor extension to be extended by 0.7m.

This is a double storey semi-detached property within a primarily residential area. There is a service road at the front for access. There is a garden & paved area at the front for car parking. At the rear there is paved area and a lawn. The boundaries between the neighbouring properties are separated by timber fence panels.

2.0 Amount of Proposed Development

The rear first floor extension development area is 12m² (Approved area was 9m²)

The rear first floor extension has been marginally extended to provide a reasonable sized bedroom and a bathroom.

Floor levels and the ceiling heights shall be in line with the existing. The proposed height of the side extension has been kept below the existing ridge. And the rear extension height is kept below 4m

3.0 Layout

The proposed layout is shown on the attached planning drawings.

The proposed layout offers usable, welcoming & secure environment in which the residents will live comfortably and will be easier to maintain and maximises natural light & ventilation where required.

4.0 Scale

The construction of both extensions is proposed within the current boundary constraints of the plot and height of the building.

5.0 Landscaping

No landscaping or any other external features or surface finish changes are proposed externally at the front, sides & rear.

6.0 Appearance

The overall image of the proposed development will be in keeping with existing and fits in with neighbouring properties together with all the brickwork, shape & size of windows & doors, roof shape & pitch & type of coverings, trims & details, materials, colours & patterns & style of construction.

All development will be carried out using professional tradesmen and good quality compatible materials & maintained within the current boundary constraints of the plot and the height of the building.

7 Access

7.1 Front & Rear Access: Access at the front & rear of the premises will be unaffected by this proposal.

7.2 Emergency Services Access: Emergency Services access at the front & rear of the premises will be unaffected by this proposal.

7.3 Other Premises Access: Access to adjoining premises at the front & rear will be unaffected by this proposal.

7.4 Impact on Highway Traffic: Impact on highway traffic & car parking at the premises be unaffected by this proposal

Date of Preparation

20th April 2020. Issue 1