

Design and Access Statement

PLANNING APPLICATION

5 Ajax Drive, Unsworth, Bury. BL9 8EE

- Location:** The application relates to the existing semi-detached property known as 5 Ajax Drive, Bury.
- Application Detail:** This semi-detached property has not been extended. It has a small garden at the front and a large rear garden. It is proposed to extend both the living area and kitchen out at the rear by 3.395m to be in line with the adjacent property's rear extension. To construct also a new patio area again in line with the adjacent patio.
- Use:** The property is a dwelling house with front and rear gardens. This extension is to provide a more usable kitchen area and living space.
- Amount of Development:** The proposed development is to construct a single storey rear extension, although permitted development does allow a 3m extension on a semi-detached property it is considered that in this case it would look more in keeping to line up with the adjacent extension at number 7 Ajax Drive which measures 3.395m.
The proposed patio would also be in line with the adjacent property (see photograph A1) attached.
- Layout:** The proposed alterations will not have any effect on the daylight of the adjoining properties and it complies with the 45deg rule in SPD6
- Scale:** This is a very small scale development,
- Landscaping:** The site is within mature gardens that are well maintained and no further landscaping will be required.
- Appearance:** The proposed development will match the existing construction of the property throughout
- Access:** The existing access is directly from Ajax Drive.