

Planning Statement- Proposed double garage- Application 68207

Householder planning Application for;

Double garage within site and forward of existing bungalow.

Location: 12 Cliff Ave, Summerseat, Bury, BL95NT.

Applicant: Mrs V. Varley & Mr T. Brooks.

Local Authority: Bury.

Green belt calculation in accordance with SPD6.

The below calculation is the total volume (m³) additions to the original building at address above. Permitted development of a single storey rear extension. Dormer extension which is subject to a live planning application referenced 68042. This application (68207) for a garage.

SPD6 supplementary advice states allowable volume is 33.33 % of existing dwelling.

Volume of existing dwelling =452m³.

Therefore allowable volume for new extensions. =150m³

Single storey rear extension (currently being constructed under permitted development). =52m³

Dormer extensions volume (Application 68042). =72m³

Proposed garage under this application. =110.5m³

TOTAL of extensions. =234.5m³

The provision of the garage exceeds the volume calculation for building extensions/additions.

Considerations during design process in favour of an approval.

- Impact on the street scene.
The proposed single storey garage would be low impact considering the adjacent 2 storey dwelling with undefined building forward of dwelling and established trees/shrubs.
- The proposed garage is not disproportionate to the surrounding environment.
- Two families are combining into 1 household. Hence the requirement for further parking space and a secure outbuilding.
- The provision of the garage does not diminish the openness of this dwelling and the established dwellings and associated garden spaces to the east of the property.
- The proposed garage size is in proportion to the original building and additions as mentioned above.

DAVID DRIVER

29th MARCH 2022.