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2 messages

John Hodgkinson <hodkinplan@gmail.com>
To: "Pressley, Helen" <H.Pressley@bury.gov.uk>

16 January 2024 at 10:53

Hi Helen

Thank you for talking to me yesterday and letting me know your thoughts on the planning application. I am disappointed that you are considering recommending the application for refusal.

The upstairs flat occupies the equivalent width of two of the terraced houses on Bell Lane and provides the equivalent accommodation of one of those houses. The ground floor room is really surplus to requirements and it makes sense to make it the focus of an additional unit. The proposed extension is no larger than many that have been approved at the rear of terraced houses. Unlike many such extensions it leaves a large yard area with bin spaces for both units. A 4 metre extension on a house would not need full planning permission and would qualify as a "larger home extension".

There are no objections from neighbours and no adverse effect on residential amenity.

One of your concerns is lack of direct access to amenity space from the upstairs flat. There are numerous examples, both ancient and modern, of upper floor flats without exclusive use of amenity space. In my opinion this would not stand up as a reason for refusal.

Regards

John Hodgkinson

John Hodgkinson <hodkinplan@gmail.com>
To: Scott220889@gmail.com

17 January 2024 at 15:57

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