

Design and Access Statement

Planning Application: 215 Bolton Road, Hawkshaw, Bury. BL8 4JN

- Location:** The application relates to an existing semi-detached dwelling known as 215 Bolton Road, BL8 4JN.
- Application Detail:** This property is situated within the village of Hawkshaw, and has been extended several years ago by the addition of an attached garage with outbuildings to the rear and a steel frame/glass structure above the garage that was formally used as an artist studio.
- Use:** Domestic accommodation.
- Amount of Development:** The previous extension is considered to be poor design and the unusual construction at first floor level stands out in the street scene on all the elevations.
- The proposal is to demolish the previous side extension i.e. garage, rear out buildings behind the garage and the structure above the garage.
- Then to construct a new two storey traditional build extension with a slate/tile hip roof, with new front porch, rear balcony area and alterations to the rear pitch roof in order to provide increased roof pitch. The existing extension does have a 450mm set back from the main house front elevation that is to be maintained within the new extension.
- It is also proposed to render the building with an off white K-Rend.
- Layout:** This property has an existing driveway and turning space in front of the property to allow vehicles to leave in a forward direction onto Bolton Road which is restricted to a 30 mph speed limit. Access is direct from Bolton Road.
- Scale:** This proposal is considered to be small development.

Landscaping:

The site has existing landscaping with mature trees and shrubs around the respective boundaries, which will be retained under this proposal.

Appearance:

The proposed development would be a vast improvement to the existing street scene and a modern design to the property.