

Planning Statement

7 Clyde Road, Radcliffe, M26 4PZ

1. Introduction

- 1.1. The planning statement has been prepared to support the application of a rear single-storey and part first-floor extension.

2. Site Description & Context

- 2.1. The property is a three-bedroom semi-detached residence featuring a red-facing brickwork exterior, uPVC windows, and a hipped roof structure.
- 2.2. The adjoining neighbour currently has a single-storey extension which projects circa > 6.00 metres.

3. Proposed Development

- 3.1. The proposal involves the construction of a single-storey rear extension extending 6.00 meters, incorporating a flat roof design. Additionally, a part first-floor extension is proposed, projecting 4.05 meters. The first-floor extension will feature a hipped roof, designed to integrate with the existing roof structure.
- 3.2. The external walls of the extension and original dwelling will be of a rendered finish.

4. Planning Policies

- 4.1. The 6.00-meter single-storey extension aligns with what could be achieved through a prior approval application. Approving this application would maintain consistency with the established character of the area since the neighbouring property has received approval for a similar circa > 6.00 metre single-storey extension. Therefore, the proposed extension would have no adverse impact on the amenity of the adjoining neighbour. To streamline the process and avoid submitting multiple applications, this approach has been chosen.
- 4.2. The proposed first-floor extension adheres to the guidance outlined in the Bury supplementary planning document (SPD). Following the specified example, two-storey rear extension where a 1-meter line was drawn from the shared boundary, ensuring that the extension does not encroach beyond the 45-degree line taken from this point. The proposal remains within the acceptable parameters established by the SPD.
- 4.3. The application of a rendered finish to the external walls of both the extension and the original dwelling will enhance the overall aesthetic appeal of the property. This approach offers an opportunity to refresh the appearance of a rather mundane property.

5. Conclusion

- 5.1. The single-storey extension is befitting as the proposed development is proportionate, non-overbearing, and in keeping with the local context. The first-floor extension adheres to the Bury supplementary planning guidance. Whilst the rendered finish improves the property visually and architecturally.