

PLANNING STATEMENT

PROPOSED EXTENSIONS

38 MORLEY STREET, BURY BL9 9JQ

Number 38 Morley Street is a brick built terraced house, next to the end of the row. The adjoining house, number 40 projects beyond number 38 at both the front and the rear. Both number 38 and number 40 have previous part two storey part single storey extensions at the rear.

Number 40 has a block paved parking area at the front. Most of the rear garden is also block paved.

The family need additional space. There are three adults, husband, wife and husband's sister. There are 3 sons, aged 18, 16 and 12 plus a 3 year old daughter. The 12 year old has severe health problems. He cannot produce white blood cells and requires blood transfusions at least weekly.

The existing extension to number 38 was approved in February 2006 (application number 45814). The proposed extension would enlarge an existing bedroom and provide an additional bedroom. There would be a single storey extension to the kitchen. The existing front living room can become a bedroom. A new front porch would include a wc.

A precedent for granting planning permission exists with the large extension built at the rear of number 40 (61727, approved 14/08/2017). Number 32 is the same house type as number 38 and has a similar extension to that now proposed for number 38 (61541, approved 06/07/2017). This projects 8.2 metres from the rear wall of the house. The extension to number 38 would project 8.5 metres.

Guidance on alterations and extensions to residential properties is contained in Supplementary Planning Document 6. Two storey extensions should not normally fall within a 45 degree line taken from the adjoining property. There can be no issues with regard to number 40 which is already extended.

The first floor extension would be relatively close to the boundary with number 36 Morley Street. Paragraph 10.20 of SPD6 is concerned with Ethic Considerations. It allows, on an individual basis, the relaxation of the guidance.

The porch would project 1.5 metres from the front wall. The area in front of the house is already block paved. It is proposed to remove a low privet hedge and to extend the footway crossing so that 2 cars can easily park.

It is proposed to render the existing house (which does not require planning permission) and the proposed extensions.