

Supporting Planning Statement in relation to a householder planning application for single storey side and rear extension and a new roof over an existing two storey rear extension at 20 Longsight Road Bury BL0 9TD

Summary.

This is a mature detached residential property in a large plot that has had a number of extension in the past, but, unfortunately, there is no record of these on the web site.

The proposed extensions will allow a reconfiguration of the living accommodation, more suited to todays requirements, and will form a new attached garage, with a utility room with a large open plan kitchen and family dining/living space on the rear.

In addition the flat roofed 2 storey extension will have a new tiled roof, matching the main roof of the property.



Surrounding area.

The site is immediately adjacent to the recently redeveloped Holcombe Sports Club that now has 50 flats, developed under planning consent ref: 57085 approved in 2014 and 22 Longsight Road which has recently had approved extension on the boundary with this property, planning ref: 66948.

Below is an extract of the consent granted to 22 Longsight Road showing the two storey extension close to the boundary with 20.

This extension covers the existing windows on the property facing 20 and now will form a blank gable wall.



Plans for 22 Longsight Road.

Assessment.

Local Policy – SPD 6 Alterations and extensions to Residential Properties.

Generally speaking the application complies with the policies set out for side extensions in that the new garage/utility room will be built of materials to match the existing property.

Access to this new garage is via the existing highways and sufficient space is available for 3 cars to park in the garage and driveway.



Existing front elevation.

The rear extension will be flat roofed to allow a large window with a Juliet balcony to the main bedroom. It will have a parapet type roof construction and be finished in a render to match the existing house.



Existing rear elevation

It is screened from view from the properties at the rear and the new extension to 22 Longsight Road will mean it cannot be seen from that property.

It is of a scale that fits well with the existing rear elevation and, while not having a pitched roof, will not look incongruent or out of keeping with the property.

The current flat roofed extension looks out of place and is an incongruent feature of the rear elevation. The new pitched roof will be in keeping with the existing property and will not impact on the neighbour at 22, as they are about to build a 2 storey side extension that will screen the new roof from view.



View of flat roof from road outside 22 Longsight Road

Summary

The applicant believes that extensions and alterations to the property will improve the appearance of the property, not impact adversely on visual amenity or residential amenity while allowing the property to meet the needs of modern living.

The client wishes to demonstrate that the property can be developed in accordance with both local and national policy and is happy to discuss any amendments the Council may require to allow planning consent to be granted.