

Design & Access Statement for Proposed Single Storey Rear and Part Side (Wrap Around) Extension and Internal Remodel of 26 Butt Hill Road, Prestwich, M25 9NJ.

Introduction

This statement has been prepared to support a planning application for the addition of a Single Storey Rear and Part Side (Wrap Around) Extension and Internal Remodel at 26 Butt Hill Road, Prestwich, M25 9NJ. A previous application for the property, Ref: 71063, was recently approved on 15th October 2024. However, due to subsequent design adjustments, the council has requested a new application to reflect these minor modifications. The works seek to provide an extension and spatial rearrangement of the floor plan including remodelling works to the hallway, master bedroom (to create an ensuite), study, bedrooms, kitchen/dining and general upgrade to living areas including the creation of a guest toilet and separate cloakroom. A replacement front, side and garage door is proposed alongside a new solar-tiled/panelled roof. The property is a detached three-bedroom bungalow located in Prestwich.

The works include the demolition of the existing sun-room and external walls to the rear and side of the property, alongside alteration of internal walls. Structural alterations, including the extension of the existing property and erection of a single-storey rear and side brick and block extension with a hipped roof to the rear of the property.

The applicant intends to enlarge the property to create an open-plan family home. Several rear and side extensions have been constructed in close proximity to 26 Butt Hill Road. Specifically, the neighbour at 25 Butt Hill Road has built a single-storey extension at the side and rear, while the neighbour at 38 Butt Hill Road has added a two-storey side/rear infill extension with dormer extensions at the front, increased roof height, and a front porch extension, all significantly larger than the proposed plans for 26 Butt Hill Road. Additionally, the neighbours at 18, 16, 15, and 19 Butt Hill Road, as well as 23, 24, 25, 26, and 34 Barnhill Road, have all constructed extensions of a similar size or larger than the one proposed for 26 Butt Hill Road.

Size

The site is approximately 501.1 sqm and the existing building has a footprint of 163 sqm. The proposed single-storey rear and part side (wrap around) extension is approximately 26.6 sqm additional ground floor area. The extension extends 3.04m to the rear of the property. The width of the existing house is 13.87m and the width of the proposed extension is 13.87m.

Sitting & Form

The primary extension to the rear of the property runs in line with the original building facade at ground level. The extension is subservient to the existing property in scale and proportion from both the rear and principal highway elevation.

The proposed part side extension is an upgrade of the existing side extension. The overall scale and siting of the proposed side extension visually avoids creating the terracing effect and maintains the integrity of the bungalow property within the context. The windows have been carefully positioned and sized to be in keeping with the existing windows on both the applicant's and neighbouring properties whilst maximising the functionality of the interior layout.

The extension to the rear of the property runs in line with the neighbouring extensions and is set back over 7m from the boundary line. The existing rear fence will be repositioned to align with the property boundary as outlined in the title plan. The rear extension has been limited to single storey to allow daylight to access the applicant's and neighbouring properties. The maximum eaves height of the extension is no higher than 3m. The positioning of windows ensures that privacy is maintained to the neighbouring garden. The overall design reflects the character of the surrounding buildings. There is enough space to accommodate refuse bins at the front of the property.

Appearance / Design

The extension will be constructed using blockwork, with the addition of a rendered finish to improve the overall aesthetic and energy performance of the property. Render will have a similar colour to neighbouring properties on the street and will give the property a contemporary appearance. The single-storey rear and part side (wrap around) extension does not overbear as it extends 3.04m to the rear, is set back from the scene at the front of the property and is in alignment with the neighbouring extensions in close proximity to the applicant site. There are similar extensions in the nearby vicinity. The extension to the rear is not visible by the public from the street.

Summary

We believe that the application should be approved on the grounds that the proposed extension improves the building. We trust the extension does not have an adverse impact on neighbours or on the character of the area or on the street scene. We believe this extension is not over development of the site. The site is large enough to cope with this type of development with no compromise on amenity space. The permission would create much-needed living space for the applicant's family.