

Appeal Statement

Appeal Statement to accompany the drawings for **44a Newcombe Road,
Ramsbottom, Bury, BL09UT.**

on behalf of :

Mr and Mrs Walker

January 2024

1. Introduction

1.1 This Statement has been produced to support an appeal for planning permission for the construction two front dormers and a ridge height raise at **44a Newcombe Road, Ramsbottom, Bury, BL09UT** (“the Application Proposals”) for Mr and Mrs Walker (“the Applicant”).

1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

2. Accompanying Statement

2.1 The application was for a ridge raise and two dormers to the front of the property to increase the head height of the loft space and allow the staircase to work above the existing. The dormer size has been designed to accommodate the stairs and if moved or made smaller it will not allow the stairs to work.

In regards to street scene the property is set back from the neighboring house by 6.6m as such the scale of the house will be smaller to a passer by than the main run of properties on the road.