

• TOWER VIEW
329 Manchester Rd,
Walmersley,
Bury, BL9 5NA.

JUNE 2023

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"PLANNING-STATEMENT:"

- EXISTING PROPERTY :- Detached 2xbed, original, bungalow dwelling, built circa 1950s on the A56 trunk road between Bury and Rantersall as ribbon development along the road side and more recently just north of the motorway slip road to the south bound M66 M-way.
- Pedestrian access only from the front, vehicular access via a side road between 325, 327 and from the rear of 327.
- Original footprint of only 67m² of building, positioned approx 20m back from front elevation onto Manchester Rd and within an area of site with age of approx 1000m².
- Volume of original dwelling @ 273m³.
- As built, the detached bungalow appeared to be a 2xbed dwelling with lounge/reception and kitchen area to rear with a small bathroom area sandwiched between the kitchen and rear second bed on the RH side etc.
- Previous extensions include front porch to pedestrian entrance and a side porch to the kitchen area adjacent to Nr 327 with an additional ground floor single storey extension on the rear to enlarge the rear bedroom area and a glazed conservatory added to the second bed on the inside-rear area etc.
- Foul water drainage is connected to a 'septic tank' unit located in the front garden some 14m away from the house.
- Existing materials and construction are of a traditional type with smooth clay red face bricks - semi-circular bay windows to the front and a mixture of painted white woods and upvc wood grain brown door and window frames.
- Assumption made that roof has been renewed from probably original rosemary clay tiles to smooth concrete type tiles at some point!

• PROPOSALS

- Obvious from current state of property that previous owners may have been elderly and probably resided at the property for many years due to condition of dated fixtures, fittings and decor / Furniture etc. So considerable improvements, renovations, Modernisation needed to upgrade the property to provide much needed ground and 1st Floor living space for today's family needs.
- Extend the existing single storey flat roofed extension out to the same projection on the rear to form large, open plan - modern kitchen, lounge and dining area with extra natural light from glazed roof lanterns to the deck.
- Construct a Dome roof extension to the rear roof slope to provide a large 1st Floor master bed with wardrobe and ensuite - to the full width and back half of the original footprint including removal of the roof hips to both ends and construction of gabled ends (As 327 + 339) with a max increase of 0.5m to the Ridge - Apex of the house.
- Front porch extension central to the front elevation of the bungalow inc' the removal of both semi-circular bays to the left hand - right hand side to create a flat flush wall and the extension of the porch above to 1st Floor levels to form a gable ended roof extension to the front roof slope ancillary to Master bed ① to provide viewing area to the west.
- Removal of porch on side Adjacent to 327 and addition of side facing windows to both gable ends @ 1st Floor levels

• MATERIALS

- Marley Eternit fibrous cement or Modern smooth grey concrete interlocking roof tiles to 35° Duo-pitch of main bungalow and a reduced 25° Duo-pitch to the front-gabled extension.
- Smooth - off-white rendered walls through-out
- Olive-grey - RAL 7002 upvc colour coated door and window frames casements / profiled sections
- Upvc Black RAL colour coated Rainwater gutters / - downspouts etc

• REAR EXTENSION Removal of glazed conservatory and the extension/enlargement of the existing single storey flat roofed extension across the full width @ the rear to the same 4.00m rear projection with the walls rendered in an 'off white' coloured finish, two glazed roof lanterns onto the flat roof area and rear - easterly aspect from the new kitchen window and set of doors to egress / access the lounge and open plan kitchen/dining room area to the rear garden. patio and amenity areas afforded to the property.

• CEILING propose to increase roof height by an approx' 0.5m to an overall 5.8m as measured at front. (less c rear due to ground levels etc) to accommodate a 2400 floor to ceiling ht on both ground and 1st floor levels.

• The ground floor will host a large open plan kitchen, lounge and dining area to the rear half inc a utility - cloakroom and ground floor wet - bath - room - with a central hallway to reach the principal front door - entrance porch sandwiched between 2x equally sized rooms - potential Beds ② + ③ and/or separate lounge, study etc with an open plan staircase to ascend up to 1st floor master bed ① with ensuite and wardrobe space and front/rear dormers and adequate/comfortable headroom available.

• ACCESS Maintain pedestrian access only to front off 'Manchester Rd' and vehicular second access off side road in between 325 + 327 and @ rear of 327 to end of rear garden with lag some 33m from house etc. and ample off road parking available for a 3x bed dwelling to avoid any issues due to properties location on the busy A56 - Manchester Rd and close to a motorway slip road/s etc.

Amount of Development :-

- The proposed extensions and area of existing extensions equates to $51m^2$ which is 76% of the area of the original bungalow ($67m^2$) and the approx' additional volume $192m^3$ - Some 70% increase in the volume of the original bungalow.

PLANNING HISTORY :-

- No information/records on local authorities website of any previous extensions however property has a front and side porch, a single storey flat roofed extension projecting out 4.88m and a glazed conservatory attached to its side.

Justification for DEVELOPMENT :-

Based on evidence from survey, the original as built bungalow at $67m^2$ sits in large plot at least $1000m^2$, set back 20m from main road & front and was only a 2x bed dwelling with reception room and basic kitchen.

Based on the properties sitting and location it needs to be at least a 3x Bed dwelling to suit requirements of a modern family by providing a large - open plan kitchen - dining and living room with separate utility - cloak WC and separate wet-room and 2x beds (Jack + Jill) - study on front with entrance porch - reception and an open plan stairs ascending up to a master bed with walk-in-wardrobe - ensuite facility on 1st floor.

- Both adjacent properties (327 & 339) are gabled properties and have both been extended considerably.
- 339 is fully rendered
- Proposed increase of ridge height by 0.5m to 329 fits in with both adjacent properties As site photo taken attached to planning application in order to retain the appearance of a bungalow dwelling without creating a 2x storey effect aided by a distance of approx 18-20m back from the front boundary onto Manchester Rd.