



**Proposed two/single storey rear extension
and internal alterations
at
15, Trimingham Drive, Bury. BL8 1JW
for
Mr Patrick Monaghan**

1. THE SITE

The application site is located on Trimingham Drive, Bury. The detached house is on a road of similar brick built properties. This statement provides support to the accompanying planning application seeking permission for a two/single storey rear extension and internal alterations at the property.

2. USE

The extension will be used as additional bedroom/living space for the applicant, no change of use is proposed as the extension is to a domestic dwelling.

3. AMOUNT

The additional habitable floor space of the proposed in total is 51.8m². (29.6m² for ground & 22.2m² first floor extension). The extg drive/garage can accommodate a min of 3no cars

4. LAYOUT

The property is a brick built detached house of traditional construction. It is proposed to extend to the rear at two/single storey and include internal alterations.

5. SCALE

The dimensions of the proposed rear two/single storey extension is: 4m projection x 8.588m wide x 6.315 m high o/a ro ridge.

6. LANDSCAPING

Has largely been kept as existing with the perimeters of the property laid to lawns and shrubs and existing hard standing for min 3 cars and access.

7. APPEARENCE

The extension will have generally a brick finish with high quality upvc framed double glazing to match existing. The design specifically addresses and relates to the character of the property in its setting and is subservient to it's host. The materials and architectural aesthetic modelling responds to the surroundings and purposely share similar characteristics.

8. ACCESS

No special access arrangements have been made other than the internal access from the domestic dwelling as this is a private domestic dwelling.

9. WASTE MANAGEMENT STATEMENT

Confirmation that the house has a bin area (hard standing) of sufficient size to accommodate the required number of bins for domestic waste and mixed re-cycling, positioned for ease of collection at the front of the house. The bins will be brought out for emptying as required by the Local Authority on collection days.

10. JUSTIFICATION STATEMENT

In view of the above it is argued that the siting, design and scale of the proposed building is acceptable and it would not harm the character of the surrounding townscape and /or the living conditions of neighbouring occupiers. Therefore in the absence of any other material considerations, planning permission should be granted.