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Bury Planning
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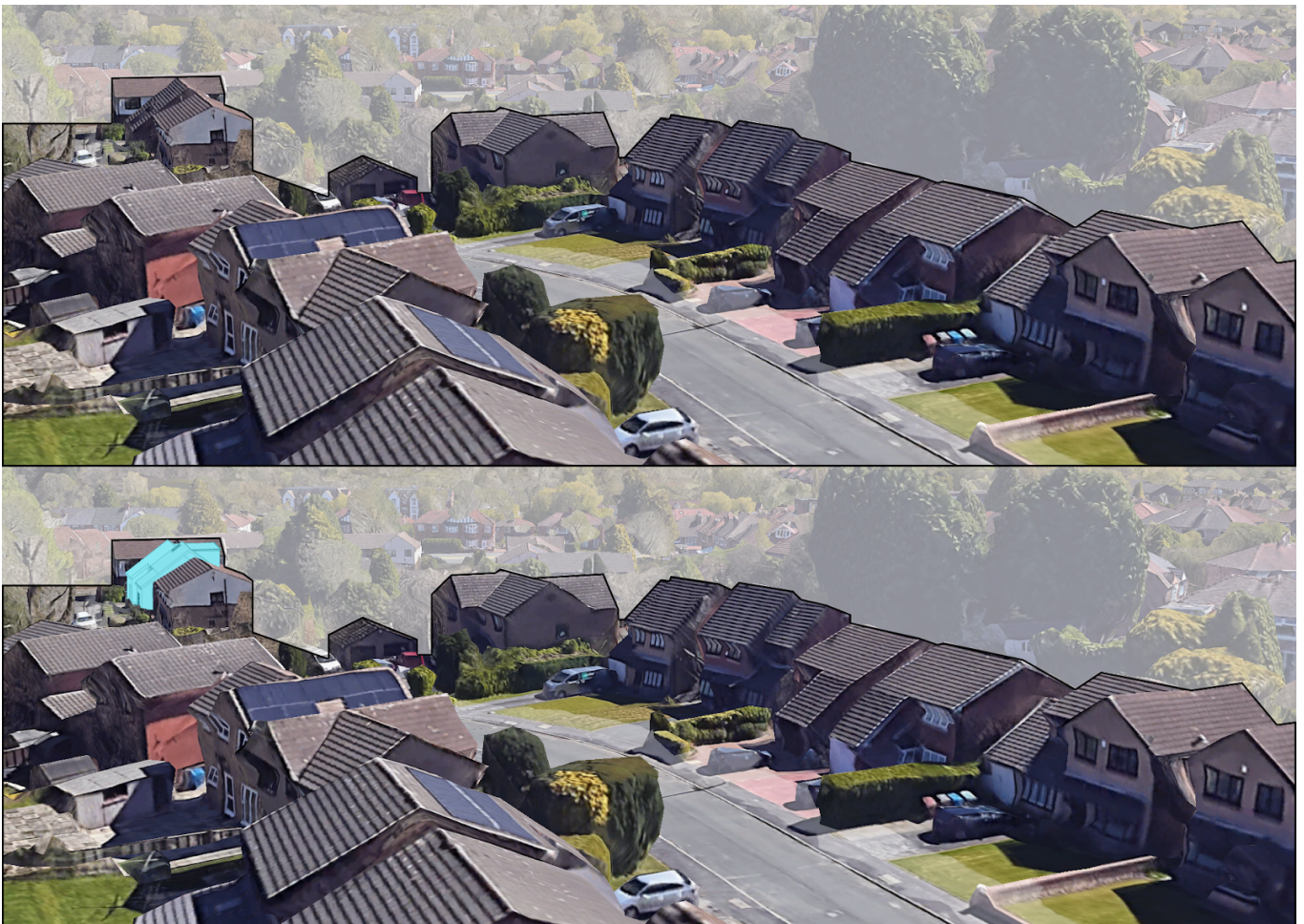
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Mar 21, 2022

Supporting Statement for Planning Application JC100_68050 - 52 Watkins Drive

This statement is intended to support the application for a proposed rear two-storey extension, loft extension and raising of ridge height and dormer extension at rear of the property located at 52 Watkins Drive, Prestwich, Manchester M25 0DS.

1. The roof shapes, heights and pitches vary considerably throughout the street. Therefore increasing the ridge height would not appear incongruous relative to the rest of the streetscape. As an aside, available historical data appears to show these elements as part of the original 1980s construction of Watkins Drive.



2. It would not affect the character of the street and would have a minimal impact when viewed from street level



3. The large trees on either side of the row screen the building entirely from the North and South of Watkins Drive.





We strongly feel our solution is the most pragmatic way of extending the property and that it would align with Bury Councils' SPD6 6.1

Furthermore this will have less impact than a Class AA extension under the new GDPO which would result in an additional storey rather than a loft conversion. The council would have a limited say in such a matter and this application, therefore, presents an opportunity for a controlled extension to an otherwise undersized 1980s house.

Should you have any queries, or require any further information please contact the undersigned at the first instance,

Yours sincerely,

Joseph Chelms

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