

28 Summer Ave.

Ainsworth

Bolton. BL2 5RG

MARCH '2022

" PLANNING / DESIGN & ACCESS STATEMENT."

- Semi-detached class C3 family dwelling built post WW II by Radcliffe Corporation as a council house set within a 422 m² plot and purchased by the applicants Grand Parents in 1985 on the Right to buy scheme.
- The applicants mother, Jean, lived with her parents and having married lived there at the property since 1989.
- At the time of the Pre-App' enquiry (023261E) to the planning dept, July 19, Mrs Worthington, the applicants mother, had just found out / diagnosed with an illness which turned, out unfortunately, to be fatal and she passed away not long after. Leaving Steve her husband as a widower in the extended semi-detached dwelling.
- The family have therefore considered and decided to proceed with the proposed conversion of the detached outbuilding to the rear, used previously as a domestic double garage / store and 2 x stable bays used by Mrs Worthington for personal use etc, To convert the structure to a "One" bed Annex for the applicants father, Steve, to move into complete with Kitchen, living, wet bathroom, wardrobe and utility as a "self contained" facility for his own independent living but within a few metres of the main dwelling which will be lived in / occupied by the applicants Mr & Mrs Worthington and their young family who will sell their current property, round the corner @ 15 Edgeworth Avenue and come to live with their father at the application site etc.

GENERAL

- In terms of visual amenity and design, there are to be 'No major changes' other than to replace the doors and windows to apertures altered to suit and any brickwork to match the existing. —
There will be no elevation changes on the side / rear facing any adjacent properties to No 26 Sumner Ave and / or 1, 3 & 5 Moor Side Ave And applicants are always advised to mention / discuss the proposal with their immediate neighbours before they receive notification letters etc.
- As advised, the approval would be 'conditioned' that the building shall not be occupied at any time other than for the purposes ancillary to the and incidental to the residential use of the dwelling known as 28 Sumner Ave !!
- Local authority planning policy and green belt policy states that the conversion and re-use of such buildings within the green belt will be permitted providing that the proposed use would not have a materially greater impact than the present use upon the open-ness of the Green Belt.
- Other than thermal upgrades to the outbuildings ie roof, wall and floor external fabric to achieve respective 'U' values as Doc L1B act. 10 There are no proposed major reconstruction and / or building work proposed !!

PROPOSED USE.

Conversion of detached outbuilding (within green belt) to create an all day living space for an elderly family member or within the domestic - private garden space of a class C3 semi-detached family dwelling etc.

Development

Other than a thermal upgrade of all external fabric and minor alterations to a single elevation the existing building is 'capable' of the conversion without any major and/or complete re-construction / rebuild...

LAYOUT

Whilst the building will not be physically linked to the main dwelling it is only 6.9m away. It is in close proximity and the single main bed located nearest to the house and the lounge/kitchen area located furthest away with wet room/utility/kitchen areas not requiring any natural day light and/or ventilation located on the rear/back walls adjacent to rear/side boundaries (ie no windows etc)

Scale

A single storey structure with a max 3.6m (12') height to the ridge/apex and 2.4m (8') to the eaves line. No additional increase proposed to either the vertical height and/or footprint/floor area.

Appearance

Minimal changes other than minor ones to doors/windows to the side/south facing elevation. - New double glazed doors/windows - matching brickwork and roof tiles etc

ACCESS.

Available from Summer Ave. ONLY to walk either thru the house @ 28 out onto path - DR round side/gable to 28 to rear and thru French door on south elevation...