

10 - May - 2023 Ref: Application 69601

323 Whalley Road, Ramsbottom , BL0 0ER , Bury

Proposed Single storey extension at Rear,

Supporting Statement

Introduction

This statement has been prepared to support the submission for householder application for the proposed Single storey Rear extension at 323 Whalley Road, Bury.

Description of site and proposed development

The application site is within the 146m² residential cartilage of 323 Whalley Road. The site is located at 323 Whalley Road in Ramsbottom, Bury and is within the Green Belt. The development has a single element of construction :

A proposed Single storey rear extension to the existing dwelling

Existing Neighbouring extensions to either side of the proposed extension will provide a screening of any view of the extension for the other properties in the block and will ensure that the character of the landscape will not be compromised.

The impact of the extension on both the wider landscape and setting of the Green Belt will be minimal and appropriate in context.

Justification

1. Proposed single storey rear extension:

The proposed extension is required to provide additional living space to a small Mid-Terraced property

The proposed extension will increase the volume of the original dwelling by only 27%, which is within acceptable limits (ie <33%) for extensions to dwellings within the Green Belt.

The proposed extension will be constructed in Modern roofing tile with Facing brick & finish to match the property