

SUPPORTING STATEMENT
PROPOSED NEW DWELLING
TO REAR OF 12 OWLERBARROW RD BURY

FAO BURY PLANNING AUTHORITY

Please accept the following short report /documentation as Complimentary information to accompany our Planning Application for A new Dwelling to the rear garden of the existing property at 12 Owlerbarrow Rd Bury

We have obtained Pre Application feedback which was generally positive .

Our proposal is to build a new 3 bedroom dwelling that blends into its natural surroundings and has minimal impact on the surrounding environment .

The property will be cladded in timber panels and will have an eco friendly sedum roof with lanterns installed to provide natural light.

The property has limited fenestration to the side elevations to respect neighbouring privacy and is set off the boundaries at respectable distances on the ground floor and even more so at first floor .

The lack of fenestration is mitigated by lanterns and large open windows at ground floor . There is a balcony to the rear which has high screening to either side in order to mitigate any overlooking issues

In respect to Bio diversity , tree loss has been limited , an eco friendly design has been implemented and both bird and bat boxes are to be installed . Hard standing has also been minimised .



The right of way on Eastern boundary where new fencing is proposed along the entire boundary .



The above photo is taken from the very bottom of the existing garden , the eastern boundary to the right as viewed.

As part of the application this fencing will be disassembled and new fencing erected in its place .



The above photo shows the entrance to the existing property with the garage doors further down .

As per advice from The Highways officer these garage doors will be removed to avoid any access being gained off the newly proposed driveway which will be formed to the left hand side .



The above Photo illustrates the existing hedge row which will be partly removed to accommodate amended access and visibility .

CONCLUSION

We hope you look favourably upon our application and should you require any further information or clarification on any matters please do not hesitate to contact us

Many Thanks

Kind Regards, Barry Cullen