

Planning & Design and Access Statement

Proposed construction of a first floor extension at: 43 Broomfield Close, Bury, BL2 5QY.

This statement has been produced to accompany a planning application for the proposed reconstruction of a detached dwelling. (Residential use)

Section 1a- Existing Use

The site extents are approximately 220m². The site consists of a three bedroom semi detached dwelling. The site is currently occupied.

The site is situated at 43 Broomfield Close in Ainsworth, Bury. Access to the site is gained via Broomfield Close, there is currently a vehicular access and pedestrian access to the site. The site has dwellings to either side which are two storey semi detached circa 1960's.

The site is of rectangular shape and slopes from the front to the rear. There are open fields to rear of the site surrounding Higher Green Farm.

The site has no prior planning approval or applications.

Section 1b- Proposed Use

The applicant's proposal is to construct a first floor bedroom extension over the existing single storey flat roof.

Elevations are to match existing.

Section 2 – Amount of development

The existing property has an external volume of 326m³. The external volumes are:

Existing House = 326m³.

Total = 326m³.

The proposed dwelling has an external volume of 408m².

Base on a 33% allowable increase, an external volume of 433.5m³ would be permitted. Therefore at 408m³ we are within the constraints of SPD6 and the National Policy Framework relating to greenbelt land.

Section 3 – Layout

Existing Layout:

The existing site layout consists of a drive with soft landscaping to the front of the site. There is a brick wall to the front boundary with a pedestrian and drive access,

Accommodation:

(Ground Floor)

- Lounge
- Dining Room
- Kitchen
- Hall
- Utility Room
- Snug

(First floor)

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

Relationship with adjacent dwellings:

The two properties adjacent to the existing house are two storey properties, they are adequately spaced apart.

Proposed Dwelling

The proposed dwelling is a semi detached two storey property. The siting of the proposed dwelling is to be similar to the existing to maintain the functionality of the site. The existing access will be retained. To the rear of the property garden area will be retained and un-altered.

Accommodation:

Ground Floor:

- Entrance
- W.C.
- Dining Room
- Snug
- Living Room
- Open Plan Kitchen Utility

First Floor:

- Master Bedroom (En-suite)
- Bedroom 2
- Bedroom 3
- Office
- Bathroom

Section 4 – Scale

The proposed extended dwelling has the same footprint than the existing. The existing site incorporates adequate area to allow the proposed dwelling to be sited and the existing amenity areas and site access would be retained.

The two properties adjacent are two storey detached dwellings. This illustrates that the scale of the proposed dwelling is reasonable and fits in with the site and its surroundings.

Section 5 – Landscaping

Front and rear areas to be retained

Section 6 – Appearance

The proposed dwelling has been designed to integrate within the site and its surroundings and to be sympathetic with the adjacent properties.

Extension materials to match existing in appearance

Section 7 – Access

Vehicle access to the site is via drop down kerb entrance off Broomfield Close. The proposed position of access is to remain the same.

Access to the rear garden and patio areas will be remain as existing.

Section 8 – Summary

Overall the applicant considers the scheme to be an acceptable development due to the fact that the proposed residential building is extending an existing residential structure;

The design of the proposal is not disproportionate to the surroundings. The proposed materials are to be similar to the existing structures therefore maintaining the character of structures within the site.