

Statement in Support of an Appeal of a Refusal for a Proposed Second Floor Extension at Rear of Existing Use Class E Office Building to Form New Apartment with Roof Extension. New Feature Gable to Front Slope of Main Roof to Bury Old Road

Application No:69244

Compiled by: Mr. Benjamin Maguire, Architectural Consultant, BM Architectural designs, Apartment 8, 224 Geat Clowes Street, Salford M7 2ZS.
email: benjamin.maguire10@gmail.com, tel: 07415 493002

On behalf of: Mr. Noah Fletcher, Cassel and Fletcher Property Management Ltd.
Auldbank House, 424 Bury Old Road, Prestwich, Bury M25 1PR

1. the first part of the Planning Officer's decision states: ' the proposed rear extension, by reason of its size and design, would appear incongruous on the existing property and out of keeping within the wider streetscape. As such the proposal would be seriously detrimental to the amenities of the area and conflict with policies of the Bury Unitary Development Plan.' Whereas it can be seen with reference to the existing and proposed plans and photographs the appearance of the building is in fact improved and enhanced by the addition of a new pitched roof over the existing rear flat roof and that it is in scale and proportion with it and not over-bearing on the neighbouring properties. Describing it as being seriously detrimental to the amenities of the area without any further explanation is in our view an unreasonable and unfounded statement.
2. the proposed gable dormer window to the front is of a scale and design that complements and enhances the appearance of the existing building and it's prominent location on the corner of Bury Old Road and St. Margaret's Road and also therefore adds to the amenity of the building in the local area and the street scene.
3. the second part of the Planning Officer's decision states that 'the proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development.' Again we believe that with reference to the as existing and as proposed plans and photographs this statement does not accurately represent or describe the proposed development either accurately or reasonably. Again it is a statement that is not explained. On the contrary we believe that it would measurably improve the economic, social and environmental conditions of the area as it would provide additional much -needed residential accommodation, improve the visual appearance of the roof scape and would be built to current building regulations and therefore comprise sustainable, energy efficient new building and also improve that of the existing two storey rear building.