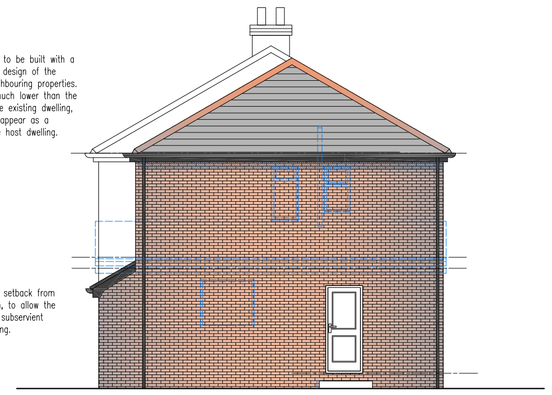


The proposed extension is to be built with a hipped roof, reflecting the design of the host dwelling and the neighbouring properties. The ridge height will be much lower than the existing ridge height of the existing dwelling, to allow the extension to appear as a subservient addition to the host dwelling.

The front elevation will be setback from the existing front elevation, to allow the extension to appear as a subservient addition to the host dwelling.

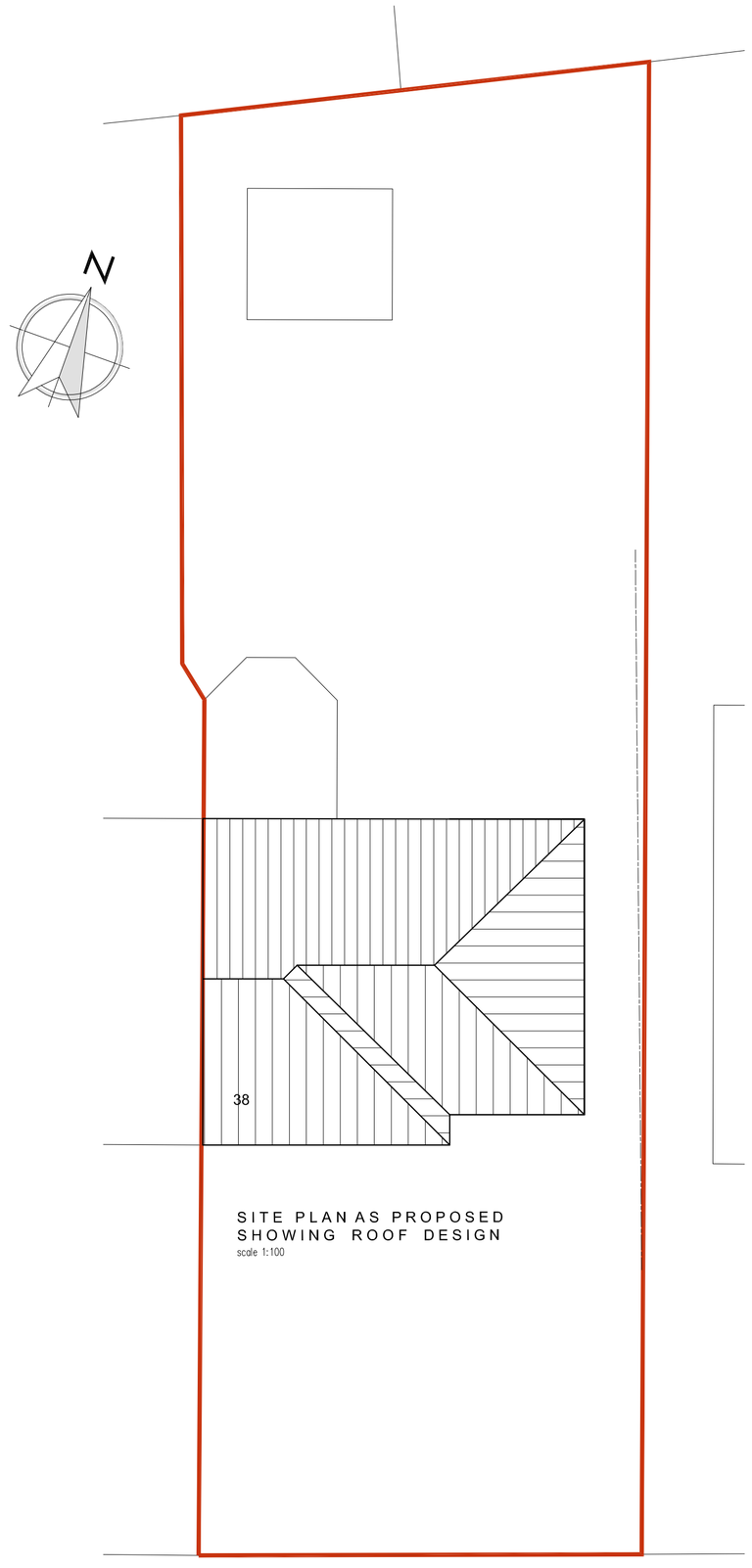




PROPOSED FRONT ELEVATION scale 1:100

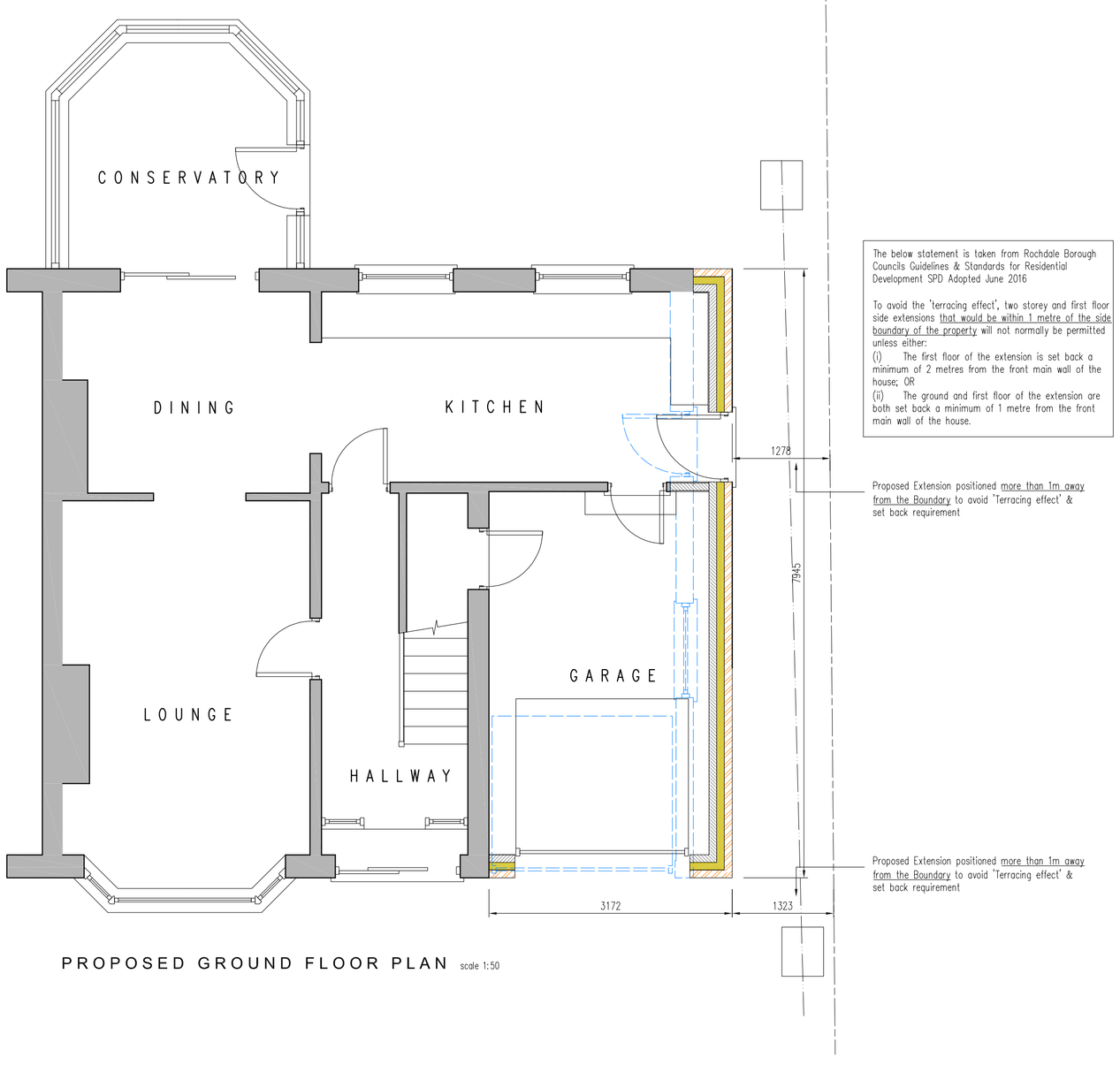
PROPOSED SIDE ELEVATION scale 1:100

PROPOSED REAR ELEVATION scale 1:100



SITE PLAN AS PROPOSED
SHOWING ROOF DESIGN
scale 1:100

BROOMFIELD CRESCENT



The below statement is taken from Rochdale Borough Councils Guidelines & Standards for Residential Development SPD Adopted June 2016

To avoid the 'terracing effect', two storey and first floor side extensions that would be within 1 metre of the side boundary of the property will not normally be permitted unless either:

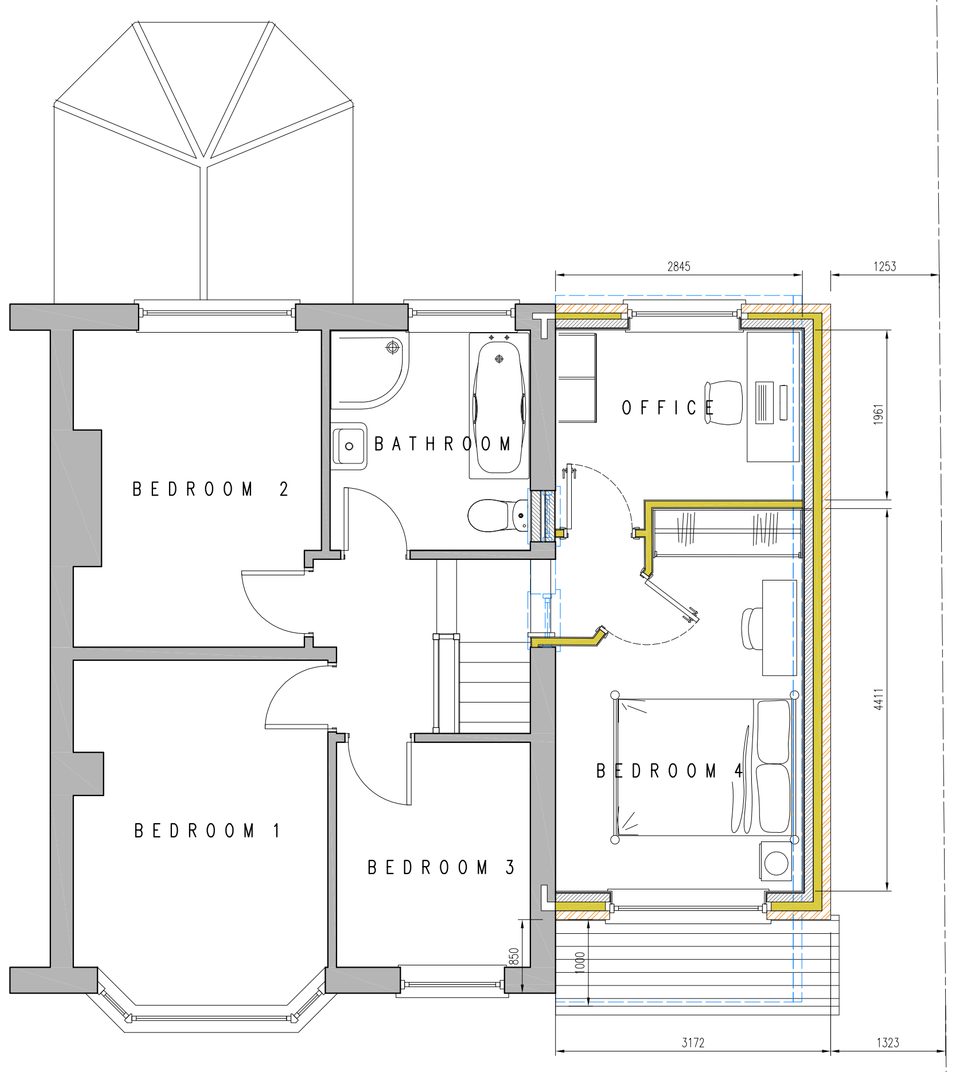
(i) The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house; OR

(ii) The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house.

Proposed Extension positioned more than 1m away from the Boundary to avoid 'Terracing effect' & set back requirement

Proposed Extension positioned more than 1m away from the Boundary to avoid 'Terracing effect' & set back requirement

PROPOSED GROUND FLOOR PLAN scale 1:50



PROPOSED FIRST FLOOR PLAN scale 1:50

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REV	DESCRIPTION	DRAWN	CHK	APP	DATE
B	14.03.19 Design revised to address Planning Issues				

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client
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project title
38 BROOMFIELD CRESCENT
MIDDLETON M24 4FW

drawing title
DOUBLE STOREY SIDE EXTENSION
DESIGN PLANS

scale @ A1	date drawn	status
1:50	DEC 2018	DESIGN

drawing no. 733-18-02 revision B