

Verification of Application Evidence

91 Hollin Lane, Middleton,

M24 5LA

PROPOSED GARGE CONVERSION TO FORM HOME
OFFICE AND WC

client

Mr & Mrs P. Crux



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1.0 Scheme Background

- 1.1 This statement supports a planning application to Rochdale Borough Council for the garage conversion of 91 Hollin Lane.

- 1.2 A separate application - 24/00095/HOUS 91 Hollin Lane- to build pitched roof over the existing garage has been submitted
- 1.3 This supporting statement aims to demonstrate how the application proposal is wholly appropriate to the site and its location without affecting the amenities of the neighbouring properties.

2. Design

2.1 The following drawings will be submitted as part of the application.

- 1 Existing Layouts and Elevations
- 2 Proposed Ground Floor Plan
- 3 Proposed Elevation
- 4 Block & Site Plans

2.2 The application site is in the Middleton area .

2.3 The existing site comprises of an two storey dwelling.

2.4 The surrounding land use is residential in nature all typically associated with the Middleton area.

2.5 The proposed is to replace existing garage door with single window and brick cavity wall.

3. Use

3.1 The existing dwelling is a family home of 2 bedrooms with box room

3.2 The proposed extension is to provide an additional work from home area with access off the hallway and downstairs toilet facility both to support Mrs Andrea Crux (Client) with her disability and enable her to work from home.

3.3 The application retains the existing access to car parking space to the front of the dwelling.

3.4 The key benefits will be to provide a work space to enable the family to work from home.

4. Layout

4.1 The existing dwelling has adjacent neighbours .

7.0 Summary

This statement and accompanying plans highlight the comprehensive benefits of the proposed development for the family. These proposals have been developed in direct consultation with the family with the future in mind. The proposed space will provide a much needed facilities to give the family the flexibility in the future and future proofing the dwelling to the families needs. It is hoped that this statement clearly describes the applicants requirements in sufficient detail and that your support for the proposal.