



Re-submission of 22/01276/HOUS

**Alterations & Remodelling of upper storey including
new dormers, garage conversion & new brick detached
garage**

at

116, Bolton Road, Rochdale OL11 4QX.

for

Mr Irfan Mahmood

1. THE SITE

The application site is located on Bolton Road Rochdale. The dormer bungalow is located on a main road and adjacent to two other single storey dormer bungalows. The site comprises the residential curtilage of No 116 Bolton Road with adequate in curtilage parking for more than three cars. The surrounding area is predominantly residential. This statement provides support to the accompanying planning application seeking permission for the alteration and remodelling to the property together with a new detached brick garage.

2. USE

The proposed alterations/remodelling will be used as living and leisure space for the applicant, no change of use is proposed to this existing dwelling.

3. AMOUNT

The extg first floor area = 44.2m². Proposed FF area = 69.11m²..... Therefore the additional first floor space of the proposal is 24.91m² o/a. New Detached garage is 22m² o/a internal area

4. LAYOUT

The property is a brick/render faced bungalow of traditional construction. The proposal is for the alteration and remodeling to upper storey including new dormers together with a new detached brick garage. These alterations will not increase the original ridge height of the existing dormer bungalow

5. SCALE

The proposals are in keeping with properties within Bolton Road, respect neighbouring properties and will have minimal impact on the existing street scene. The proposals provide for a form of development that is in keeping with the character and appearance of the surrounding area in terms of its size, scale, layout, height and design.

6. LANDSCAPING

The proposal is to retain all existing garden areas, shrubs and also hard standing for car parking and access.

7. APPEARENCE

The refurbished property will have existing brick facing brickwork walls below dpc with the remodelled residence above faced with 'Antique White' or similar 'krend' finish with high quality aluminium/upvc framed dark grey double glazed windows and doors. It will also integrate comfortably with the prevailing character of the area and would not cause any detriment to the residential amenities of nearby occupiers. The proposal offers a good standard of design and materials to reflect the intrinsic quality of the location, a sense of place and local distinctiveness. The remodelling will utilise high quality and environmentally sound materials in construction

8. ACCESS

No special access arrangements have been made, as this is an existing residential property.

9. WASTE MANAGEMENT STATEMENT

Confirmation that the house has a bin area (hard standing) of sufficient size to accommodate the required number of bins for domestic waste and mixed re-cycling, positioned for ease of collection near to Bolton Road.

10. JUSTIFICATION STATEMENT

In view of the above it is argued that the siting, design and scale of the proposed building is acceptable, would also integrate comfortably with the prevailing character of the area and would not cause any detriment to the residential amenities of nearby occupiers. Therefore in the absence of any other material considerations, planning permission should be granted.