

LIND | STUDIO

Design & Access Statement

Application for Planning Permission for
rear single and double storey extension to 4
Gipsy Lane, Rochdale, OL11 3HA.

Project Reference:

4 Gipsy Lane, Rochdale

Prepared for:

Mrs Jackson

Revision:

Planning Submission

1. Introduction & Context

4 Gipsy Lane is a detached brown red brick 2 storey property sited within a large garden. The property is not listed and it is not located within a Conservation Area.

2. Planning History

The property has recently had approval for a two storey rear extension with juliet balcony and alterations to fenestration on front and side elevations (ref: 21/00335/HOUS).

The new proposal is similar to the extant planning permission in scope, however includes a single storey element providing further living space to the ground floor. As the proposed enlarged building footprint forms a material amendment, advice was sought from the Rochdale Planning Department who advised that a new application should be submitted.

3. Use / Amount

The proposal seeks to erect a single and double storey extension to the rear elevation, providing additional living space on the ground floor along with an additional bedroom and ensuite to the upper floor accessing a small roof terrace. The existing property will be refurbished and partially reconfigured internally as part of the development.

4. Layout & Scale

The proposed extension is sited to the rear of the property forming a single storey flat roof element alongside a double storey portion mirroring the proportions of the existing hipped roof rear bay.

5. Design & Appearance

In order to create a sympathetic extension, the proposal takes cues from the existing property in terms of the materiality, with brown red brick walls and slate roof to match the existing. New black crittall style windows are proposed to the property for a comprehensive look throughout, with bifold patio doors proposed for garden access to the rear.

The existing property will be refurbished and partially reconfigured internally as part of the works. Two of the existing window openings will be slightly enlarged to the front elevation and one to the rear elevation.

6. Access

The application will not affect the existing access to the property.