

Brief planning statement and site photographs proposed single storey side extension at.

20 Pembridge Fold,

Middleton,

Rochdale.

Context: -

A.J.Cocker Associates have been instructed to prepare a Householder Planning Application for a single storey rear extension and two storey side extension at the above property. The proposal also includes reforming part of the existing side conservatory to form a new shower room and replanning the internal arrangements of the property to suit the proposed extensions.

The existing property is situated at the head of a cul-de-sac, Pembridge Fold, and the area comprises a mix of different house types which appear to have been constructed around 30 years ago as a single residential estate. The general built form is one of traditional two storey properties with a modest level of architectural detailing.

Number 20 is at the eastern end of Pembridge Fold and is served by a private drive directly from the adopted road. There is an existing single detached prefabricated garage to the side of number 20, the intention is that this will be demolished to enable the side extension to be constructed.

Proposal: -

The proposed extensions have been planned to provide accommodation for the larger family. They are traditional in terms of their design and the materials used. Those materials would match existing where possible incorporating detailing to reflect the existing property. The open sloping roof area of the rear extension will enable natural light to reach the central areas of the extension/existing property by the incorporation of roof windows in the extension. The proposed side extension will maintain the existing garaging facility provided by the current prefabricated garage. Existing arrangements in terms of vehicle access and parking will not be affected by the proposal.

The proposed extension is located to respect Local Authority standards in terms of overlooking distances from adjoining buildings around the site whilst reflecting the general density of existing developments in the area, therefore preserving the general nature of the built environment. Pedestrian access to the existing building would be maintained therefore in terms of disabled access provision there would be no change to the existing.

Summary: -

The proposed extensions to the property create an unobtrusive traditional form of structure compatible with its surroundings and the host property. The accommodation will provide the family with a suitably sized property which caters for their present and future needs and therefore provides a long-term family home. Therefore, we would hope the council will feel it appropriate to support this proposal.

Site Photographs



Front of property with detached garage to side and driveway/access to the front.



Rear view of property showing previous rear conservatory removed.



Side of property with a view to number 18 Pembridge Fold.



Rear view of property looking to the east over school playing fields.



View from rear garden of number 20 Pembridge Fold looking towards the rear elevations of properties fronting Larchview Road.