



Proposed Single Storey Rear Extension
at
10, Bittern Close, Rochdale. OL11 5QX
for
Mr Mohammed Akhtar

1. THE SITE

The application site is located on Bittern Close, Rochdale. The detached house is on a development of similar brick built properties. This statement provides support to the accompanying Householder planning application seeking permission for the erection on this property for a new single storey extension at the rear.

2. USE

The extension will be used as additional living and leisure space for the applicant, no change of use is proposed and the proposed extension is to a domestic dwelling.

3. AMOUNT

The additional habitable floor space of the proposed in total is 49.8m² at GF level

4. LAYOUT

The property is a brick built detached house of timber framed construction. It is proposed to extend from the rear to create a single storey extension to form a family room.

5. SCALE

The dimensions of the proposed extension are: 6.630m projection x 8.637m long x 3.686m high o/a. The new single storey extension follows a similar form and massing to extensions that can be read to several properties along Bittern Close and is subservient to its host.

6. LANDSCAPING

Has largely been kept as existing with the perimeters of the property laid to lawns and shrubs and hard standing for car parking and access at front.

7. APPEARANCE

The extension will have brick walls to match the existing with high quality upvc framed double glazing to match existing. The design specifically addresses and relates to the character of the property in its setting. The materials and architectural aesthetic modelling responds to the surroundings and purposely share similar characteristics.

8. ACCESS

No special access arrangements have been made other than the internal access from the domestic dwelling as this is a private domestic dwelling.

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 at the front of the house. The bins will be brought out for emptying as required by the Local Authority on collection days.

10. JUSTIFICATION STATEMENT

In view of the above it is argued that the siting, design and scale of the proposed building is acceptable and it would not harm the character of the surrounding townscape and /or the living conditions of neighbouring occupiers. Therefore in the absence of any other material considerations, planning permission should be granted.