

CONVERSION OF EXISTING GARAGE INTO A ONE BEDROOM TWO PERSON DWELLING



164B WHITELEES ROAD, LITTLEBOROUGH, OL15 8DU

DESIGN STATEMENT

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Location.

The site is located on Whitelees Road, Littleborough.

Existing Building Accommodation.

The application site, outlined in red on the location plan, consists of a multi-car domestic garage built by the applicant in 2007. (Application 07/D48863 dated 30th April 2007 comprising the demolition of the existing builders shed, building of the new multi car garage and the conversion of the ground floor workshop to a flat) The applicant also owns the two adjacent rented apartments which will not be affected by this application and their site area is outlined in blue on the location plan. The application site is known as 164b Whitelees Road with the apartments being 164 (ground floor) and 164a (first floor) Whitelees Road.

Proposals.

The proposals are to convert and extend the existing garage building to form a one-bedroom two-person dwelling.

Access to the site.

Vehicular and pedestrian access to the site is directly from Whitelees Road using the existing gated access.

Plan and layout.

It is proposed to divide the internal space to provide a single car garage utilising one of the retained double doors, a single double bedroom with an ensuite bathroom and separated toilet accommodation, a centrally located kitchen and dining space with a living room contained in a new single storey extension at the rear. The spaces comply with the requirements of the *Technical Housing Standards – nationally described space standards*, published by the Department for Communities and Local Government, by providing 67m² of space (excluding garage) which is a modest increase over the standards of 50m² for a one bed, two-person dwelling.

Elevations.

The elevations will be as shown on the accompanying drawings and will be in Marshallite artificial stone with a split faced appearance to match the existing walls. Minimal changes will be made to the principal elevation to the main road in matching materials. It is proposed to provide solar panels to the rear elevations which will be installed by a specialist and provide a minimal projection above the existing roof profile.

Refuse storage.

Refuse will be stored at the rear of the property.

Landscaping.

It is proposed to retain the gates and gravel drive to the front and improve the rear area comprising a grassed area including replacing the existing chain-link mesh and concrete post fence topped with barbed wire by a timber panel and post fence.

Car Parking.

Two car spaces in addition to the included garage are proposed with this development. Parking arrangement for the adjacent apartments will not be changed.



Rear view of garage



South side and rear boundary



North side and rear boundary