



Planning Statement for 3 Broadhalgh Avenue, Bamford, Rochdale, OL11 5LW

This Planning Application seeks approval for addition of dormer arrangement to the front roof slope facing on to Broadhalgh Avenue of an existing dormer bungalow which is the central unit within a terrace of 3 houses, possibly built within the early to mid-part of the 20th Century. The proposals also involve the modification of an existing front porch and the modification of an existing gable roof arrangement to the rear roof slope including some minor amendments to door opening to the rear.

The applicant wishes to provide an additional bedroom within the existing house and to make better use of the existing first floor rear bedroom including improved head height within the bedroom.

The proposed dormers will have render finish to the front and rear wall faces, with a clay roof tile to the roof to match the existing to the bungalow. The window and door frames will be white uPVC to match existing and care has been taken in the design and detailing of the proposals to ensure that they are in keeping with the adjacent, terrace bungalows.

The adjacent property already has a dormer window arrangement to the bedroom to the front elevation and the front and rear proposed dormers will provide a level of symmetry, with the rear dormer replacing an existing gable / dormer feature.

Equilibrium Architects Ltd

Date: 29th July 2024