

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

137 Rochdale Road East,

Heywood,

Rochdale,

OL10 1QU.

Context: -

A.J.Cocker Associates have been instructed to prepare a Householder Planning Application for a single storey side extension to this property. The primary purpose of the proposal is to provide ground floor accommodation for a family member with health issues. The applicants intend to become foster parents and the extension will create a bedroom at first floor level which can be used for a foster child.

The existing property is a large, detached residence situated on Rochdale Road East, Heywood. Pedestrian access is taken from Rochdale Road East, with vehicle and secondary pedestrian access at the rear of the property served by a shared driveway. The area comprises a mix of different house types and styles predominantly traditional in style.

Proposal: -

The proposed extension has been planned to provide sleeping accommodation at ground floor level. In addition, the proposal provides for a larger living/kitchen space to accommodate the growing family.

The proposed extension would be traditional in terms of its design and the materials used. Those materials would match existing building and detailing around window openings and string courses and plinths have been incorporated to match the existing building frontage. The incorporation of a flat roof, with lantern lights, will provide a modern contemporary appearance internally whilst the exterior maintains the traditional appearance of the existing property. The provision of a flat roof enables the simple strong lines of the existing buildings plinth, roof level cornice and string courses to be maintained where a pitched roof would present a somewhat large and incongruous appearance to the frontage to Rochdale Road East and potentially affect the existing first floor window to the side elevation.

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 extension creates an unobtrusive traditional form of structure compatible with its surroundings and the host property. The accommodation will enable long term support to be provided for a family member and foster care provision. Therefore, we would hope the council will feel it appropriate to support this proposal.

Site Photographs



Side elevation – conservatory to be demolished.



Rear view of property – proposed extension on the left hand side of the image.



Front elevation to Rochdale Road East.



Side elevation view towards Rochdale Road East.

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