

7 November 2022

Supporting Statement

For a residential application at 34 Avon Road, Heywood, OL10 4RW

Background

The applicant erected a conservatory to the side of the property, believing that this was a permitted development. However, learning that the conservatory, due to its location on the side of the property and towards a highway, should have had a planning permission before erecting, the applicant submitted a retrospective application- 18/00661/HOUS.

This application was refused.

This new application seeks to address the concerns of the planning officer and to revise the proposals to make them acceptable.

These areas are:

Design: The Officer considered that the width of the proposals was too wide. To address this, the new proposal has been slimmed down.

The location of the property at a prominent position on the estate and it was felt that the design and appearance of the conservatory was discordant within the setting. The new application addresses this by simplifying the roof line and materials, to be more fitting with the vernacular materials and building profiles.

Materials: The Planning Officer felt that the extensive use of upvc for the conservatory added to the feeling that this was a discordant addition to the host property. This has been addressed through the proposals making use of more traditional materials, similar in size, colour and texture of the existing host building and similar in design to extensions on neighbouring properties.

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