

28 November 2022

Supporting Statement

Enlargement of an existing dwelling by construction of a storey and internal alterations to 104 Summit, Todmorden Road, Littleborough, OL15 9QX

The dwelling to which this application relates forms part of a row of stone terraced residential properties which are stepped in height. The existing dwelling is one of the middle houses in the row and the roof steps up between the existing dwelling and the neighbouring property.

The property would benefit from an improved internal spatial arrangement and from additional habitable space to the upper storeys. There is an existing loft space which is accessed via a hatch to the front facing first floor bedroom, however this does not provide adequate head room to allow the space to become habitable. The proposed works are to enlarge the existing dwelling by lifting the roof to match the roof of the neighbouring property and for internal alterations. Lifting the roof of the property provides the necessary headroom to allow the existing loft space to become habitable, providing space for an additional bedroom and en-suite at second floor level. The roof will match the height of the neighbouring roof, in consideration of the surrounding buildings in the immediate context and so to not harm the character of the existing buildings on site. The internal alterations involve providing additional internal vertical circulation to the lower ground floor and proposed second floor. This improves the spatial arrangement of the existing property by providing access to all storeys internally, removing the need to go outside to access the lower ground floor level.

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