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Design & Access Statement

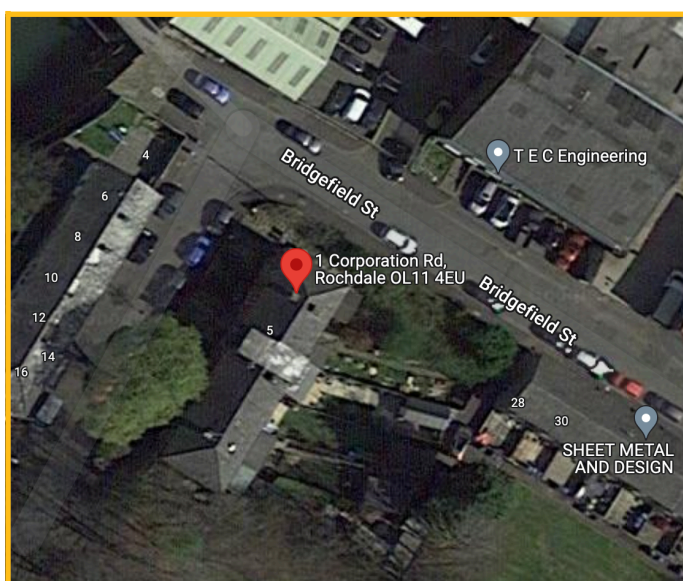
1 Corporation Road,
Rochdale, OL11 4EU

INTRODUCTION

This document accompanies a full planning application for the proposed erection of a detached bungalow at the rear garden on 1 Corporation Road, Rochdale. The proposals are shown on drawings pln030 01, 02 & 03.

SITE LOCATION

The site is located at 1 Corporation Road, Rochdale as indicated on the below map.



SITE CONTEXT & DESCRIPTION

The site is located within a residential and industrial area where there are a mixed house designs with terraced and detached dwellings.

The site is relatively flat which is mostly covered in grass, shrubs and stumps.

The site has a brick wall running along Corporation Road and Bridgefield Street which forms the boundary line of the property.

PLANNING HISTORY

The site had planning consent for a double storey detached dwelling refused due to big scale and it not fitting within its surroundings which consist of terraced properties on Bridgefield Street. However, this bungalow development is much smaller in scale and massing and wouldn't have an over powering impact on neighbouring properties.

THE PROPOSALS

The applicant would proposed a 2 bed bungalow on the vacant land which is the rear of the garden of 1 Corporation Road.

APPEARANCE

The bungalow will match the finish and design of the neighbouring properties and will be constructed using traditional masonry methods which is brick and block, a cavity to host the full fill insulation and the roof will be laid with slates.

LANDSCAPING

Areas of landscaping will be provided around the property which will comprise off tarmac, grass, shrubs, plants and small trees.

LIGHTING

Domestic lighting will be installed externally to enable safe access and surveillance of outside areas surrounding the bungalow and will not cause any inconvenience to nearby residents.

SECURITY

Security measures such as CCTV and a secured gated access will be installed and will form as part of the integral part of the development.

ACCESS & PARKING

Vehicular access will be made from Bridgefield Street via a newly constructed driveway. There will also be adequate parking on Bridgefield Street and Corporation Road as this is a corner property and will avoid causing any issues to nearby residents.

ADDITIONAL/SUPPORTING INFORMATION

The local ward councillor Mr Rana Faisal has had a few meetings with the applicant and has stated that he will fully support this bungalow development and will also sign and seal a recommendation letter to the planning department of the local council.

The applicant also has signatures from residents on Corporation Road and Bridgefield Street in the form of a petition, who overall fully support the bungalow development and have no objections (please see below).

Residents Petition in Support to Rochdale Council

We the below signatories have no objection and are in support of the planning application for the erection of a bungalow on the side of 1 Corporation Road Rochdale OL11 4EA facing Bridgefield Street, Rochdale.

Your printed name	Your full address - including postcode	Your signature	Date
Subhas C	7 Corporation Road	[Signature]	6/08/2022
N/A	6 Corporation Road	[Signature]	6/8/2022
N/A	8, NOT IN		6/8/22
N/A	10, NOT IN		7/8/22
Joyesh	12, Corporation Rd	[Signature]	6/8/2022
N/A	14, Corporation Rd	[Signature]	6/8/22
N/A	16, CORPORATION RD	[Signature]	6/8/2022
Shabaz Iqbal	7 Corporation Road	[Signature]	6/8/22
Ion Fookan	28 Bridge Field St	[Signature]	6/8/22
Spencey	100 Bridgefield	[Signature]	6-8-22
M Quinn	34 Bridgefield st	[Signature]	6/8/22
M CARDONA	3 CORPORATION RD	[Signature]	6/8/22
RAM	38 Bridgefield St.	[Signature]	8/8/22
Shabaz G.	40 Bridgefield St	[Signature]	8/8/22
Mariath	42 bridgefield	[Signature]	9/08/22
Mary	44 Bridgefield	[Signature]	9/08/22
Tasim	61 Bridgefield	Tasim Afzal	9/8/22
Wahid Iqbal	63 Bridgefield St	[Signature]	9/8/22

CONCLUSION

In conclusion, we feel that the proposal compliments the surrounding area in visual terms and would satisfy current planning policy and guidance. We hope that Rochdale Borough Council will look on this application favourably.

A handwritten signature in black ink, appearing to read 'I. Satwilkar', with a stylized flourish at the end.

Ismail Satwilkar

Director

Irasia Designs - Architectural Services