

Verification of Application Evidence

2 Lincoln Road, Middleton,
M24 1RH

PROPOSED REAR DORMER EXTENSION

client

Mr & Mrs D. Evans

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1.0 Scheme Background

- 1.1 This statement supports a lawful consent application to Rochdale Borough Council for a proposed rear dormer extension at 2 Lincoln Road, Middleton.
- 1.2 This supporting statement aims to demonstrate how the application proposal is wholly appropriate to the site and its location without affecting the amenities of the neighbouring properties.

1.3

2. Design

2.1 The following drawings will be submitted as part of the application.

- 1 Existing Layouts and Elevations
- 2 Proposed Ground, First and Attic Floor Plans
- 3 Proposed Elevations
- 4 Block & Site Plans

2.2 The application site is in the Middleton area.

2.3 The existing site comprises of a two storey dwelling.

2.4 The surrounding land use is residential in nature all typically associated with the Middleton area.

2.5 The proposed is to convert loft with new stair, and provide bedroom and en-suite in material to match existing roof finish in colour.

3. Use

3.1 The existing dwelling is a family home of 2 bedrooms .

3.2 The proposed extension is to provide an additional bedroom and en-suite.



4. Site Layout

4.1 The existing dwelling has adjacent neighbours corner plot with front and rear gardens with side parking .

7.0 Summary

This statement and accompanying plans highlight the comprehensive benefits of the proposed development for the family. These proposals have been developed in direct consultation with the family with the future in mind. The proposed space will provide a much needed space to give the family the flexibility in the future and future proofing the dwelling to the families growing needs. It is hoped that this statement clearly describes the applicants requirements in sufficient detail and that your support for the proposal.