Planning Statement;

Extension and internal alterations at

19 Wood Bank Road,

Littleborough,

OL15 0DR.

Introduction;

Number 19 Wood Bank Road comprises a detached three-bedroom bungalow serviced by a detached single garage accessed by a driveway at the side of the main house, off Wood Bank Road.

The property is located in a predominantly residential area comprising similar properties. Gardens are lawned front and rear with perimeter border planting, the garden fronting the property being elevated. Boundaries are formed by adjoining properties, screen fencing and masonry walls.

The property is surrounded by residential dwellings of a similar scale and mass. Many of these properties have undergone alterations and extensions in the past and now represent a mix of dwelling styles and types using a variety of materials. There is an area of open, informal recreation land to the south of the property.

A.J.Cocker Associates have been instructed to prepare a planning application for the demolition of the existing single garage and construct an extension to the existing property to provide accommodation for a family member. This is to enable care and assistance to be provided for a parent who will continue to live in the existing bungalow.

Proposed Extension;

The main purpose of this proposal is to provide accommodation for a family member by the provision of an extension incorporating minor alterations to the internal arrangement of the existing property. This will provide long term security and support for their parent, whilst maintaining an element of separate accommodation.

Whilst the proposal involves the demolition of the existing garage the property is serviced by an existing drive which has the capacity to accommodate at least two parking spaces.

The proposal will generate no greater domestic waste than the current potential of the existing property. Therefore, standard waste storage and recycling facilities will be maintained.

Proposed alterations to existing bungalow;

Minor alterations to the main property will be undertaken to keep disturbance to a minimum and yet provide the accommodation required. A connecting door will be maintained between the extension and the existing property.

Summary;

The proposed extension and alterations to the existing house reflects the client's requirements in terms of accommodation to provide long term support for an aging parent. Proposed materials used

to construct the extension reflect surrounding properties, as does the scale and mass of the proposed extension. The proposal respects the councils space separation policy in relation to domestic extensions.

We would therefore hope that the council will support this proposal, for the reasons outlined in this statement, which provides accommodation to suit our client's needs in a sustainable location.

Prepared by;

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