

PROPOSED EXTENSION AND ALTERATIONS

216 MIDDELTON ROAD

Planning Statement

Mr Akthar Nafees

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Existing Front Elevation

Proposal

The existing property is in a dilapidated condition and requires full refurbishment. The property occupies a substantial plot which has been blighted by the development of the nearby road junction / roundabout, leaving the property with a difficult access / egress point onto the highway and little amenity with standing traffic often on Middleton Road.

This proposal seeks to create a four bedroom dwelling by removing the incongruous porch feature to the front elevation, raising the eaves height to the front and the ridge height of the building as a whole to match that of the adjacent property (No.214 Middleton Road), thereby allowing the introduction of an additional floor.

The new roof will be tiled on 4 sides with a GRP flat roof section in the middle (this can not be seen from any of the elevations around the property).

The property will be extended to the rear with an infill to the South West corner to square the property off, and there will be a first floor extension constructed over the whole of the rear section of the property.

The proposal seeks permission to form a safe vehicle entry / exit route to the carriageway for the property by setting back the new boundary / screening fence

adjacent to Middleton Road so that the required visibility splays can be achieved in both directions.

The proposal seeks to introduce a motorised vehicle turntable to allow vehicles to drive in, turnaround and drive out in a forward gear.

The proposal will create a modern family dwelling with vastly improved access and amenity to a site that was blighted by the adjacent highways development.



Existing Rear Elevation