

Brief planning statement proposed two storey extension and boundary walls/improvements to disabled access at.

211 Bury Road,

Rochdale,

OL11 4EE.

Context: -

A.J.Cocker Associates have been instructed to prepare a planning application for a two storey rear extension and boundary walls/ improvements to disabled access to the existing premises to provide additional accommodation for the current tenant. The proposal also includes a minor realignment of the existing site access.

The existing property is situated on Bury Road and is connected to the wider commercial use at Redbrook Mill. The surrounding area comprises a mix of residential and commercial uses. The general built form is one of traditional two/three storey properties and historic/modern commercial units with a modest level of architectural detailing.

The property is served by an access from the adjacent unmade side road and existing car parking arrangements will not be affected by the proposals. Access into the property is via the entrance on Bury Road.

Proposal: -

Planning permission was granted previously for a similar, slightly smaller proposal. The current proposal is to construct a slightly larger two-storey rear extension to the property. The purpose of the extension is to provide additional accommodation for the expanding business of the current tenant. The proposal will provide space for an additional four new employees. The lower ground floor storage area will provide secure storage for equipment currently stored outdoors on this part of the site. The extension will be constructed in traditional materials and finished in render to match the existing building.

The proposed extension is located to respect Local Authority standards in terms of overlooking distances from adjoining buildings around the site whilst reflecting the general density of existing developments in the area, therefore preserving the general nature of the built environment. Pedestrian access to the existing building would be maintained and as part of the proposals the existing access is to be improved by the formation of ramped/stepped access thereby improving disabled accessibility to the property. These works/improvements are in accordance with those approved as part of a previous planning consent which was not implemented.

Summary: -

The proposed extension creates an unobtrusive traditional form of structure compatible with its surroundings and the host property. The accommodation will provide space for additional employees works to the Bury Road frontage will improve access at the entrance level of the property. Therefore, we would hope the council will feel able to support this proposal.

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