

Planning and greenbelt statement in relation to Householder Planning Application for proposed single storey extension to existing property.

Burnedge House,

Off Broad Lane,

Rochdale.

Context: -

A.J.Cocker Associates have been instructed to prepare a Householder Planning Application for an extension to the existing property comprising a single storey extension infilling and existing underutilised small courtyard area on the north western side of the property.

The property is adjacent to an unmade access road off Broad Lane and comprises a private dwelling house. The site is bounded by open fields to the north, being screened by mature tree planting. Boundaries to the northeast and southwest are formed by residential properties, many converted from former farm buildings, and some outbuildings connected with previous farming use.



Image A



Image B

Image A, above, shows the existing property from the front, south elevation, the proposed extension will be situated in the recess on the left-hand side of the image. Image B shows a view of the recessed area where the proposed extension would be situated.

Proposal: -

There is currently an underutilised 'courtyard' area to the northern elevation of the property. This space connects the existing kitchen and living space in the property but sits at a lower level than the existing floor. The area contributes little to the provision of outside space for the dwelling as it is largely north facing and shadowed by the existing property and tree screen. The property owners are therefore considering infilling this space with an extension of traditional appearance using natural stone walls to match the existing house and natural slate roofing material. The proposal has been developed following comments made by the planning officer and conservation officer following previous pre-application submission.

The structural would be traditional in terms of its design and the materials used and examples of the type of structure which is proposed are shown on the submitted drawing. This is typical of the type of extension which always blend well with traditional properties of this type. As the area is, to all intents and purposes, currently confined by the existing dwelling, there would be no perceived impact on the openness of the greenbelt in this location.

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 therefore in terms of disabled access provision there would be no change to the existing.

Summary: -

The proposed extension to the existing house creates a traditional structure, again comprising natural materials, which will provide additional accommodation for the growing family by utilising an existing unused area screened from the access road by the existing property and from the wider greenbelt area by mature trees which are to be retained.

In this regard we would hope the council would feel it appropriate to support this proposal when a full planning submission is lodged.

Prepared by;

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