

Proposed Two Storey Rear Extension

at

41, Crescent Road, Rochdale. OL11 3LG

for

Mr Irshad Ali

1. THE SITE

The application site is located on Crescent Road, Rochdale. The sem-detached house is on a development of similar concrete/brick built properties. The house is located on a road of mixed brick and concrete built two storey properties.This statement provides support to the accompanying planning application seeking permission for the erection of an extension .at the rear.

2. USE

The extension will be used as additional living and leisure space for the applicant, no change of use is proposed and the proposed extension is to the domestic dwelling.

3. AMOUNT

The additional habitable floor space of the proposed in total is 17.4m2 (8.7m2 on both floors)

4. LAYOUT

The property is a brick/concrete built semi-detached house. It is proposed to extend from the rear to create a two storey extension with an extended lounge at GF and a bedroom over.

5. SCALE

The dimensions of the proposed first floor extension are: 3.000m projection from house x 3.852 wide x 6.479 m high o/a. The new two storey extension follows a similar form and massing to extensions that can be read to several properties along Crescent Road.

6. LANDSCAPING

Has largely been kept as existing with the perimeters of the property laid to lawns and shrubs and hard standing for car parking and access.

7. APPEARENCE

The extension will have pebbledashed rendered walls to match the existing with high quality upvc framed double glazing to match existing. The design specifically addresses and relates to the character of the property in its setting. The materials and architectural aesthetic modelling responds to the surroundings and purposely share similar characteristics.

8. ACCESS

No special access arrangements have been made other than the internal access from the domestic dwelling as this is a private domestic dwelling.

9. WASTE MANAGEMENT STATEMENT

Confirmation that the house has a bin area (hard standing) of sufficient size to accommodate the required number of bins for domestic waste and mixed re-cycling, positioned for ease of collection at the front of thr house. The bins will be brought out for emptying as required by the Local Authority on collection days.

10. JUSTIFICATION STATEMENT

In view of the above it is argued that the siting, design and scale of the proposed building is acceptable and it would not harm the character of the surrounding townscape and /or the living conditions of neighbouring occupiers. Therefore in the absence of any other material considerations, planning permission should be granted.