

Brief planning statement and site photographs relating to proposed extension at 25 Glamis Avenue, Heywood, OL10 2LX.

Setting.

The current property comprises a semi-detached two storey house situated on the northern side of Glamis Avenue. The property fronts onto Glamis Avenue and is set back to align with the general building line comprising properties along Glamis Avenue. The property is situated in a reasonably sized plot comparable with similar properties in the area. The property is typical of a traditional semidetached house constructed in the 1940's-1950's, incorporating bay windows and brickwork detailing and most of the properties to the south and west are of a similar design. A later design of semidetached houses, probably constructed in the 1970's, are situated to the east as the avenue loops round and services other side roads.

Proposal.

The property has been the family residence for many years however the current accommodation does not provide sufficient space for their maturing family, particularly the smaller front bedroom falls below the current standards for such accommodation. The applicant is very keen to remain in the property because of local schools and easy access to transport network and feels that alterations and extension indicated on the submitted scheme is their preferred long-term option rather than relocation.

The brief is therefore to extend the current property with a two-storey side extension. This will provide a larger bedroom which will comprise the master suite at first floor level, retaining the two larger bedrooms at first floor level for the two children. A new w.c. will be located at ground floor level, a facility which will enhance the use of the current property. A second lounge/tv room will be provided at ground floor along with a storage area at the front of the extension for waste bins on which doors to replicate the appearance of an attached garage will be provided.

Design.

The design of the extension reflects the applicant's preference and has been carefully considered in the context of its surroundings. The proposed extension has been set back 1m from the front of the existing house, at both ground and first floor levels, which accords with council policy for this type of extension. Most properties along Glamis Avenue have rather narrow spacing between side elevations. However, the subject property, and its neighbour to the west have a somewhat greater separation distance and the properties are not parallel but angled so that the rear corners of the houses have a wider separation than at the front. Therefore, as the extension is to be set back from the front of the existing front wall of the property, any perceived effect on the neighbouring house, and the street scene would be less than if the extension was proposed at another location along the street.

The proposal reflects the scale and mass of the existing house; therefore, the proposal reflects and respects its surroundings.

The proposed extension would be constructed using facing brickwork to approval and to match existing walls. The roof would be finished in concrete interlocking tiles to match the existing roof, with UPVC double glazed windows and doors to match existing.

Summary.

Whilst the proposal would inevitably present additional massing to the existing house, in light of the relationship between the subject property and its neighbour we feel this is not out of character with the area and by respecting the council's planning policy, setting the extension back from the front elevation, the perceived impact of the extension will be reduced. The proposed alterations will provide accommodation which will cater for the family's needs in the long term thereby avoiding the need for the family to relocate.

We trust that the underlying needs of the applicant along with the sympathetic design of the extension in compliance with planning policy will enable the council to support this application.

Site photographs.



View of front of property from Glamis Avenue



View of front of property from Glamis Avenue showing relationship between number 25 and number 23 to the left.



Property directly facing number 25 Glamis Avenue on the opposite side of the road.



View of rear of number 25 Glamis Avenue.



View from rear garden of number 25 Glamis Avenue – looking north.



View of side elevation of number 23 Glamis Avenue from side garden of number 25.