



View to rear of property

**Erect a Single/Two Storey Rear Extension
at
72, Waithlands Road, Rochdale, OL15 5EU
for
Mr F Ahmed**

1. THE SITE

The application site is located on Waithlands Rd Rochdale. This semi-detached house is on a street with similar semi-detached properties. The house is located on a road of mainly two storey properties with a number of them extended to the rear. This statement provides support to the accompanying planning application seeking permission for the erection of a single/two storey rear extension to this property.

2. USE

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

3. AMOUNT

The new habitable floor space of the proposed in total is 43.6m² (25.6sm at GF and 18sm at FF.

4. LAYOUT

It is proposed to erect a single/two storey rear extension with kitchen /sitting & home office at GF and bedrooms/ensuite over.

5. SCALE

The dimensions of the proposed two storey extension are: 4.567m projection x 3.688 wide x 6.873 m high o/a. The dimensions of the proposed single storey extension are: 2.4m projection (max) x 2.927 wide x 3.286m high o/a. The new two/single storey extension follows a similar form and massing to extensions that can be read to several properties in the vicinity.

6. LANDSCAPING

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

7. APPEARENCE

The rear extension will have a roughcast render finish 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 and is subservient to it's host. The materials and architectural aesthetic modelling responds to the surroundings as a number of nearby properties 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 side of the 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.