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## **TWO STOREY REAR EXTENSION 3.65m FROM THE REAR WALL AT 30 BROOKWAY, LITTLEBOROUGH. JUSTIFICATION STATEMENT**

### **Justification Statement for a Two-Storey Rear Extension at 30 Brookway, Littleborough.**

The proposed development at 30 Brookway, Littleborough, seeks to construct a two-storey rear extension projecting 3.65m from the existing rear wall, set 200mm off the boundary with the neighbouring property at 28 Brookway.

This proposal exceeds the extension depth of 28 Brookway's existing two-storey rear extension, which projects 2.4m from the rear wall with a "dog-leg" measuring 1.2m x 0.9m giving an overall 2 storey rear projection of 3.3m, and is positioned approximately 350mm from the shared boundary.

## **Assessment Against Rochdale MBC SPD for Residential Extensions**

Rochdale Metropolitan Borough Council's Supplementary Planning Document (SPD) for residential extensions provides guidance to ensure extensions are proportionate, respect neighbour amenity, and preserve the character of the area. The following justifies how the proposed extension aligns with these principles while accommodating the specifics of the site and neighbouring developments:

### **1. Precedent Set by Neighbouring Property**

The extension at 28 Brookway establishes a precedent for two-storey rear extensions near the shared boundary. Its configuration, which projects 2.4m from the rear wall with an additional dog-leg to extend further, reflects the SPD's allowances for site-specific variations. The proposed 3.65m projection at 30 Brookway is a natural progression, maintaining the character of the area while utilizing available space efficiently.

### **2. Impact on Neighbour Amenity**

While the proposed extension at 30 Brookway would extend approximately 350mm beyond the rear of 28 Brookway's extension, this marginal difference is unlikely to result in significant harm to light, outlook, or privacy. Given the orientation and spacing between properties, the impact on neighbouring amenity is minimal. Furthermore, the proposal does not infringe upon the 45-degree rule commonly used to assess overshadowing impacts.

### **3. Boundary Positioning**

The proposed extension is set 200mm from the boundary, maintaining a slight separation that reflects good design practices. The existing extension at 28 Brookway is located closer to the boundary (350mm), which suggests that the proximity of the proposed extension remains in keeping with the immediate context.

### **4. Design Consistency and Proportionality**

The proposed design integrates seamlessly with the architectural character of the property, maintaining symmetry and proportionate massing. The extension's dimensions, while larger than those at 28 Brookway, are justified by the need to provide functional living space while ensuring the visual and physical balance of the property is maintained.

### **5. Future Adaptability**

Allowing this extension would not only improve the living standards for the current occupants but also set a flexible standard for future development in the area. The SPD recognises the need for reasonable adaptations to meet modern housing demands, provided they do not unreasonably harm the amenity or character of the area.

## **Conclusion**

The proposed two-storey rear extension at 30 Brookway is a carefully considered development that respects the Rochdale MBC SPD for residential extensions. While extending further than the neighbouring property at 28 Brookway, it remains within acceptable limits regarding overshadowing, overbearing, and boundary proximity. The proposal enhances the property's utility while maintaining harmony with the surrounding built environment, and as such, it should be supported.