

Brief planning statement and site photographs relating to proposed extensions and alterations at 47 Bamford Way, Rochdale, OL11 5NB.

Setting.

The current property comprises a traditional bungalow situated on the southern side of Bamford Way. The property fronts onto Bamford Way and is set back to align with the general building line comprising properties along Bamford Way. The property is set down from the general road level and is served by a private gated access and parking area off Bamford Way. The property sits in a large garden comparable with similar properties in the area. There are many properties situated along the northern and southern sides of Bamford Way which in the past, and more recently, have been subject to major alterations and extensions to form large family homes with contemporary design features.

Proposal.

The property has been the family residence for many years however the current accommodation does not provide sufficient space for their maturing family. The applicant is keen to remain in the property and feels that alterations delineated by the submitted scheme is their preferred long-term option rather than relocation.

The brief is therefore to extend the current property with a modest enlargement of the ground floor footprint and the building up to form a new first floor over the existing/extended property. Accommodation to the rear would be retained as a single storey element to the building. This area currently provides the bedroom accommodation to the property but would be converted into a large kitchen/dining/living space. This along with alterations to the accommodation in the existing property would focus the living areas on the rear of the property enabling the applicant to take greater advantage of the garden area.

The current rear garden has a 'split-level' arrangement and the quality of the ground in the lower section means that this area is underutilised. The proposal is to raise this area of the garden to the same level as the garden area closer to the property thereby increasing the usable garden area. A new screen fence will be erected, set back from the boundaries, to protect neighbour's amenity.

Finally the intention is to take down the external facing brickwork from the existing property, incorporate insulation to the existing structure and rebuild the brickwork in order to maintain a consistent appearance to the existing and extended property and enhance the thermal efficiency of the property.

Design.

The design of the property reflects the applicant's preference and has been carefully considered in the context of its surroundings. The proposal compares well with the adjoining properties, and several similar properties along Bamford Way, therefore the proposal reflects and respects its surroundings. The property to the east, number 45 Bamford Way, has recently undergone an extensive programme of refurbishment and extension and now comprises in the main a three-storey property. The design of the current submission has been constrained to a two-storey property with a modest roof pitch which affords a subtle transition between the three-storey property to the east and the existing property to the west, which comprises a one and a half storey property with rooms within a large asymmetrical roof structure.

The proposed extensions and refacing of the existing walls would be constructed using facing brickwork to approval. The roof would be finished in a thin leading edge interlocking tile, with UPVC double glazed windows and doors finished in Anthracite or similar approved colour. Openings to the elevation fronting Bamford Way are to have a smooth natural stone surround. A matching stone entrance feature/canopy will be incorporated on the front elevation.

Summary.

Whilst the proposal would inevitably present additional massing to the existing bungalow, we feel this is not out of context when compared with other properties in the immediate area and similar alterations which have been carried out to surrounding properties. The proposed alterations will provide accommodation which will provide 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 and extensions which respect the adjoining properties will enable the council to support this application.

Site photographs.



View along Bamford Way towards number 49 (number 45 on the left of the picture).



Property directly facing number 47 Bamford Way.



View along Bamford Way towards number 45 (number 47 on right of picture)



Private drive off Bamford Way which 'separates' number 47 from number 49.



View of number 49 from the rear garden of number 47 Bamford Way.



View of rear garden of number 47 Bamford Way.



View of rear of number 45 – from rear garden on number 47 Bamford Way.



Area of lower rear garden number 47 Bamford Way.



Rear of number 47 Bamford Way.