

S. Ingram & Associates

CIVIC TRUST AWARD 2002 -
COMMENDATION FOR GOOD DESIGN



PLANNING & DESIGN CONSULTANTS FOR -
BEST HOUSING SMALL DEVELOPER FINALIST (APRIL 2009)

PLANNING, DESIGN & ACCESS STATEMENT FOR PROPOSED EXTENSION & ALTERATIONS AT 23, RHODES GREEN, MIDDLETON, M24 48L

1. SITE DESCRIPTION

23, RHODES GREEN IS A DETACHED HOUSE WITH LARGE GARDENS & CAR PARKING & ACCESS FROM ELLIS LANE. THE EXT'G HOUSE IS OF TRADITIONAL DESIGN & CONSTRUCTION

2. PLANNING HISTORY.

PLANNING CONSENT WAS GRANTED FOR A NEW DWELLING, REF 19/00256/FUL

3. PROPOSALS

IT IS PROPOSED TO CONSTRUCT A 2 STOREY SIDE EXTENSION TO PROVIDE A BEDROOM, LOUNGE & STUDY.

4. DESIGN.

THE DESIGN PRINCIPLE IS TO IMPROVE THE LIVING SPACE BY EXTENDING USING COMPATIBLE DESIGN & MATERIALS SUITABLE FOR THE LOCALITY.

5. ACCESS

REMAINS AS EXISTING

6. GREEN BELT ASSESSMENT

AS CAN BE SEEN FROM THE PROPOSED PLAN, THE IMPACT WILL BE MINIMUM AND NOT EFFECT THE OPENESS OF THE GREEN BELT.

7. CONCLUSIONS

SINCE PLANNING CONSENT WAS LAST GRANTED FOR THE NEW DWELLING A PARCEL OF LAND HAS BEEN ACQUIRED TO FORM ONE LARGE PLOT. THE PROPOSALS ARE COMPLIANT WITH LOCAL, REGIONAL & NATIONAL PLANNING POLICY GUIDE LINES