

DESIGN AND ACCESS STATEMENT

Type of Application: Full application

Location of Proposed Development: 63 SEVEN ACRES LANE, ROCHDALE, OL12 7RW.

1.0 Planning permission

Planning permission is sought for the development of a rear single storey extension, front dormer and porch:-

Extended kitchen for the family.

Two bedrooms in dormer.

Porch at front.

This is a detached bungalow within a primarily residential area. There is a service road at the front for access. There is a paved driveway and a lawn at the front and at the rear a lawn and paved area. The boundaries between the neighbouring properties are separated by timber panel fence.

2.0 Amount of Proposed Development

The single storey extension 11 m²

Dormer floor area is 36 m²

Porch at front 5 m²

Floor levels and the ceiling heights shall be in line with the existing. The proposed height of the extension has been kept less than 4m at the ridge and 3m at the eaves. The front dormer has been set from front, sides, and ridge.

3.0 Layout

The proposed layout is shown on the attached proposed scheme drawings.

The proposed layout offers usable, welcoming & secure environment in which the residents will live comfortably and will be easier to maintain and maximises natural light & ventilation where required.

4.0 Scale

The construction of this extension is proposed within the current boundary constraints of the plot and height of the building.

5.0 Landscaping

No landscaping or any other external features or surface finish changes are proposed externally at the front, sides & rear.

6.0 Appearance

The overall image of the proposed development will be in keeping with existing and fits in with neighbouring properties together with all the brickwork, shape & size of windows & doors, roof shape & pitch & type of coverings, trims & details, materials, colours & patterns & style of construction.

All development will be carried out using professional tradesmen and good quality compatible materials & maintained within the current boundary constraints of the plot and the height of the building.

7 Access

7.1 Front Access: Access at the front premises will be unaffected by this proposal.

7.2 Emergency Services Access: Emergency Services access at the front of the premises will be unaffected by this proposal.

7.3 Other Premises Access: Access to adjoining premises at the front & rear will be unaffected by this proposal.

7.4 Impact on Highway Traffic: Impact on highway traffic & car parking at the premises be unaffected by this proposal.

Date of Preparation

29th April 2024. Issue 2