

REMOVAL OF EXISTING SHOP FRONT AND INSTALLATION OF NEW WINDOW, REPOSITIONING OF EXISTING DOOR AND FRAME, RENDER FINISH TO FRONT ELEVATION



248 MILNROW ROAD, ROCHDALE, OL11 5YG

DESIGN STATEMENT

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Location.

The site is located on Milnrow Road, Rochdale.

Existing Building Accommodation.

The application site, outlined in red on the location plan, consists of a former shop premises with an existing apartment at first floor and is the subject of a Prior Approval submission dated 3rd November 2023 with a decision dated 21st December 2023 under Permitted Development.

Proposals.

The proposals are in conjunction with the conversion of the ground floor accommodation to a two-bedroom apartment to remove the existing shop front, build up the existing large opening and install a new window to match adjacent windows. The whole of the front elevation will receive a render finish.

Access to the site.

Vehicular and pedestrian access to the site is directly from Milnrow Road using the existing gated access.

Plan and layout.

It is proposed to provide a two-bedroom apartment to the ground floor area requiring the changes to the front elevation.

Elevations.

The elevations will be as shown on the accompanying drawings.

Refuse storage.

Refuse will be stored at the rear of the property.

Landscaping.

It is proposed to make no changes to external areas.

Car Parking.

Parking arrangements will not be changed.