



View to front of property

**Construct new front porch/extension and erect a new single/two
storey rear extension & demolish extg outbuilding
and erect new outbuilding for gym/games room
at
350, Albert Royds Street, Rochdale. OL16 5AD
for
Mrs PF Faiz**

1. THE SITE

The application site is located on Albert Royds Street, Rochdale This semi-detached house is on a street of similar semi-detached properties. The house is located on a road of mainly two storey properties with a number of them extended to the front, side or rear. This statement provides support to the accompanying householder planning application seeking permission to construct a new front porch and erect a new single/two storey rear extension & demolish extg outbuilding and erect new outbuilding for gym/games room

2. USE

The extensions will be used as additional living and leisure space for the applicant, no change of use is proposed as the rear extension is to the domestic dwelling.

This proposal also seeks to demolish the extg outbuilding that has fallen into disrepair with a leaky roof and decay and erect a new outbuilding for a gym/games room with 'Incidental Use' for the sole enjoyment of the dwelling house within the rear garden, with strong links to the main dwelling which reinforce the ancillary nature of the building, this also includes; the use of services such as water and electric (as there will be no separate metered services to the outbuilding.

3. AMOUNT

The additional habitable floor space of the proposed in total is 29.12m² (5.72sm+5.23sm porch/extension at GF, with 18.17sm at FF. (Extg Outbuilding of 16.1sm and Proposed new Outbuilding 25.6sm which is an increase of 9.5sm)

4. LAYOUT

The property is a brick built semi-detached house of traditional construction. It is proposed to construct new front porch and erect a new single/two storey rear extension & demolish extg outbuilding and erect new outbuilding for personal gym/games room.

5. SCALE

The dimensions of the proposed single/two storey rear extension are: 3.702m wide x 5m long x 6.784 m high o/a. The dimensions of the proposed two storey extension adjacent to the party boundary are: 2.4m projection (max) x 3.054 wide x 6.694m high o/a. The porch All the new two/single storey extension follows a similar form and massing to extensions that can be read to several properties in the vicinity.

6. LANDSCAPING

Has largely been kept as existing with the perimeters of the property laid to lawns and shrubs and hard standing for access.

7. APPEARENCE

The extensions will have facing brick work finish and high quality upvc framed double glazing to match existing. The design specifically addresses and relates to the character of the property in its setting and extensions are subservient to it's host. The materials and architectural aesthetic modelling responds to the surroundings and purposely share similar characteristics.

8. ACCESS

No special access arrangements have been made other than the internal access from the domestic dwelling as this is a private domestic dwelling.

9. WASTE MANAGEMENT STATEMENT

Confirmation that the house has a bin area (hard standing) of sufficient size to accommodate the required number of bins for domestic waste and mixed re-cycling, positioned for ease of collection at the front of the house. The bins will be brought out for emptying as required by the Local Authority on collection days.

10. JUSTIFICATION STATEMENT

In view of the above it is argued that the siting, design and scale of the proposed building is acceptable and it would not harm the character of the surrounding townscape and /or the living conditions of neighbouring occupiers. Therefore in the absence of any other material considerations, planning permission should be granted.