



View to rear of property

**Erect new Single Storey Rear extension
at
22, Glamis Avenue, Heywood OL10 2LX
for
Ms Bethany Longthorne**

1. THE SITE

The application site is located on Glamis Ave, Heywood 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. This statement provides support to the accompanying Householder planning application seeking permission for the erection of a single storey rear extension to this property.

2. USE

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

3. AMOUNT

The additional ground floor space of the proposed in total is 17.5m²

4. LAYOUT

The property is a brick built semi-detached house of traditional construction. It is proposed to erect a single storey rear extension.

5. SCALE

The dimensions of the proposed single storey rear extension are: 3m wide (projection) x 7.314 long x 3.442 m high o/a. The new extensions follows a similar form and massing to extensions that can be read to several properties in the close vicinity.

6. LANDSCAPING

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

7. APPEARENCE

The rear extension will have brick facings 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 is 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 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