

Planning Statement

6 Wood Bank Road, Littleborough, OL15 0DR

1. Introduction

- 1.1. The planning statement has been prepared to support the application of a two-storey side extension and alterations to parking.

2. Site Description & Context

- 2.1. Property is a three-bedroom linked detached residence featuring red-facing brickwork, stonework, uPVC cladding, and uPVC windows.
- 2.2. Adjacent to the property is an electrical substation.
- 2.3. The property is connected by the neighbour's garage situated at a lower level than the main dwelling of 6 Wood Bank Road.

3. Proposed Development

- 3.1. Proposed development is a two-storey side extension and alterations to parking. The two-storey side extension will feature a hipped roof.

4. Analysis

- 4.1. Within the locality of 6 Wood Bank Road numerous properties of the same characteristics have had a two-storey side extension in line with the original dwelling for example 123, 121, 119, 117 Brown Lodge Drive and more.
- 4.2. 6 Wood Bank Road should be assessed on its own merits, as it does not share the same characteristics as its neighbouring property which is a 1.5-storey dwelling with front and rear dormers, distinctly different to 6 Wood Bank. The surrounding street scene lacks uniformity in design, and similar developments are far and few in between. Additionally, the linked neighbouring garage at 6 Wood Bank Road is positioned at a lower level than the main dwelling. The proposed two-storey side extension has been carefully designed to reflect the form and materials of the existing house. The property's corner plot location further reduces any potential impact on neighbouring dwellings and the wider street scene.

5. Conclusion

- 5.1. In conclusion, the proposed two-storey side extension and parking alterations at 6 Wood Bank Road have been carefully designed to respect the character and scale of the existing dwelling. The property's corner plot and unique relationship with its neighbouring buildings allow it to be assessed independently. The design takes cues from the original dwelling and incorporates appropriate materials and roof form. Given the varied street scene and precedent for similar extensions in the wider locality, the proposal is considered both appropriate and in keeping with the area.