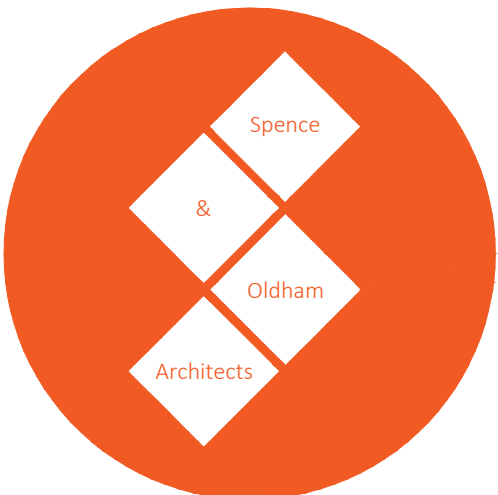


- 
- 0 1m 2m 5m
Scale 1:100 @ A1
- 0 2m 5m 10m
Scale 1:250 @ A1

- Proposed rear extension is 7.6m from the rear boundary. This meet the requirements for Class A permitted development. Rochdale SPD states a minimum separation of 10.5m from the rear boundary and 21m between buildings, unless there are mitigating circumstances. In this case;
1. The dwellings opposite the proposed extension are at an oblique angle to the extension
 2. The opposite dwellings are at a significant lower level than the application site. The boundary is also well screened by vegetation and;
 3. The proposed extension meets the material requirements (the min. 7m rule from the rear boundary and the max. 3m rule from the original dwellinghouse) for a two-storey extension under Permitted Development.
- With this in mind it is believed that the requirement in the SPD should be relaxed to better reflect other material considerations.

stage	Planning		
status	Approval		
client	Private		
project	48 Phyllis Street Middleton, M24 2AQ		
title	Proposed Plans		
date	05/05/25	drawn	JSE
scale	Varies @ A1	checked	GO
			
25 Cosgrove Crescent Manchester M35 0JX info@SOarchitects.co.uk			
Job No	DWG No	Rev	
0052	(02)301	-	