

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
29 July 2025

**MAYROYD
NORDEN ROAD
ROCHDALE**

**STATEMENT TO SUPPORT THE VARIATION OF CONDITIONS APPLICATION
APPLICATION REF 21/00284/FUL**



This statement has been prepared to support the application to vary conditions 2,4, 5 and 6 from the planning approval in 2021. The original application related to the conversion of the existing house into 2 separate dwellings with extended areas and associated external works.

The house has now been subdivided and occupied. The extensions remain unbuilt. The external areas shown on the approved proposed site plan have not been implemented fully and this application relates to varying the 4 relevant conditions which are associated with the external areas at the front of the properties.

The final landscaping proposal will be subject to a separate application in association with the potential extensions.

The as built site plan submitted with this application demonstrates the extent of the work carried out to create the car parking area/ dividing stone wall and other garden works as shown. The works are entirely appropriate for the plot now that the property has been divided into the two homes.



The landscaped areas remain as the existing with the exception of the dividing wall and the extended car parking area. This wall has been constructed in order to blend with the style and materiality of the existing walls within the site. All stone has been sourced locally. The macadam areas are as existing including the inlaid stone setts

The car parking area is an extended area off the drive/access and has been constructed to match. 20mm wearing course on 100mm binding course on 250mm sub base. The tarmac is edged up to the low stone wall to the boundary and the existing stone setts. All other landscaped areas have remained as existing.



