Proposed Single Storey Side Extension

PLANNING AND BUILDING CONTROL
18 DEC 2024



The Property.

The property is a three storey end of terraced dwelling, with a basement and lies within the Whalley Range Conservation Area. Built approximately 110 years ago the facade being a combination of contrasting brick with patterned and banded brickwork. The front elevation incorporates a dominate two tiered bay window with stone sills and mullions.

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The Proposal
The proposal is to construct a single storey side extension on the south face of the building. The construction of which will be complimentary in design to, and utilising materials to match the existing property

Amount
The proposed extension will have a footprint of approximately 18.85sqM, with a duo pitch roof presenting a gable wall, being approximately 3.34M high at the apex, to Chatsworth Grove.

Layout
The proposed extension is designed to provide a family room.

Scale
The footprint and layout of the existing property will remain unaltered.

Appearance
The front elevation will incorporate a bay window with stone sills to mimic the existing bay. The contrasting brickwork complete with banding and reliefs will be replicated to the front and rear elevations and to the side elevation visible above the fence line. The screening to the front and side of the property provided by the existing brick and timber perimeter wall will be retained.

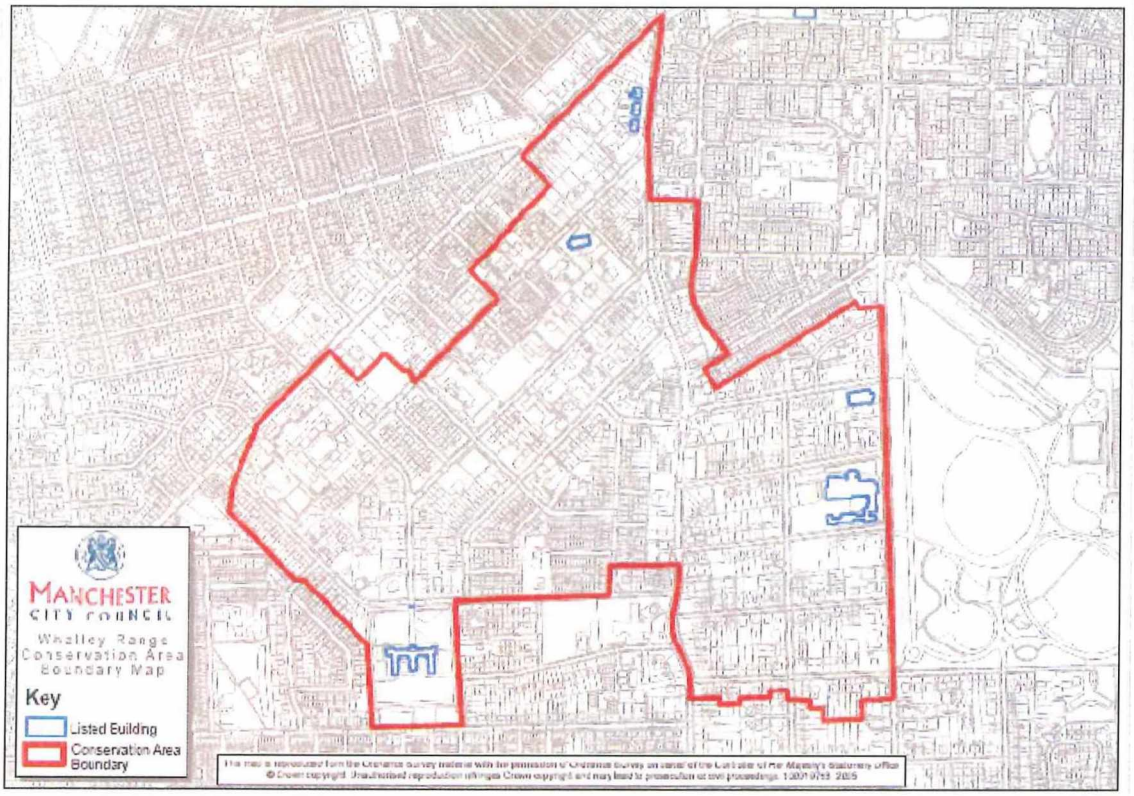
Landscaping.
There will not be any scope for landscaping to the side of the property. However the existing mature bushes in the south west corner of the property will be retain to provide natural screening to the proposed extension as viewed from Victoria Road

Access
Pedestrian access to the property is via Victoria Road.

Parking
Provision for off road parking is provided within the curtilage at the rear of the building accessed via a set of double timer doors incorporated into the perimeter wall fronting Chatsworth Grove.

Refuse
The existing screened area located in the south west corner of the property will be retained for the sorting, recycling and storage of refuse

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