

## SUBSTITUTION OF HOUSE TYPE – PLOT 1, LAND OFF VICARAGE AVENUE, PADIHAM

### **1. Background**

- 1.1 Planning permission was granted on appeal for the development of 6 no. detached bungalows on land off Vicarage Avenue on the 11<sup>th</sup> December 2020.
- 1.2 Following the discharge of conditions, works on the development of the site commenced earlier this year.
- 1.3 As a result of the marketing exercise then a prospective purchaser has come forward for Plot 1 but has requested that certain amendments be incorporated into the design of the bungalow to meet her individual needs.

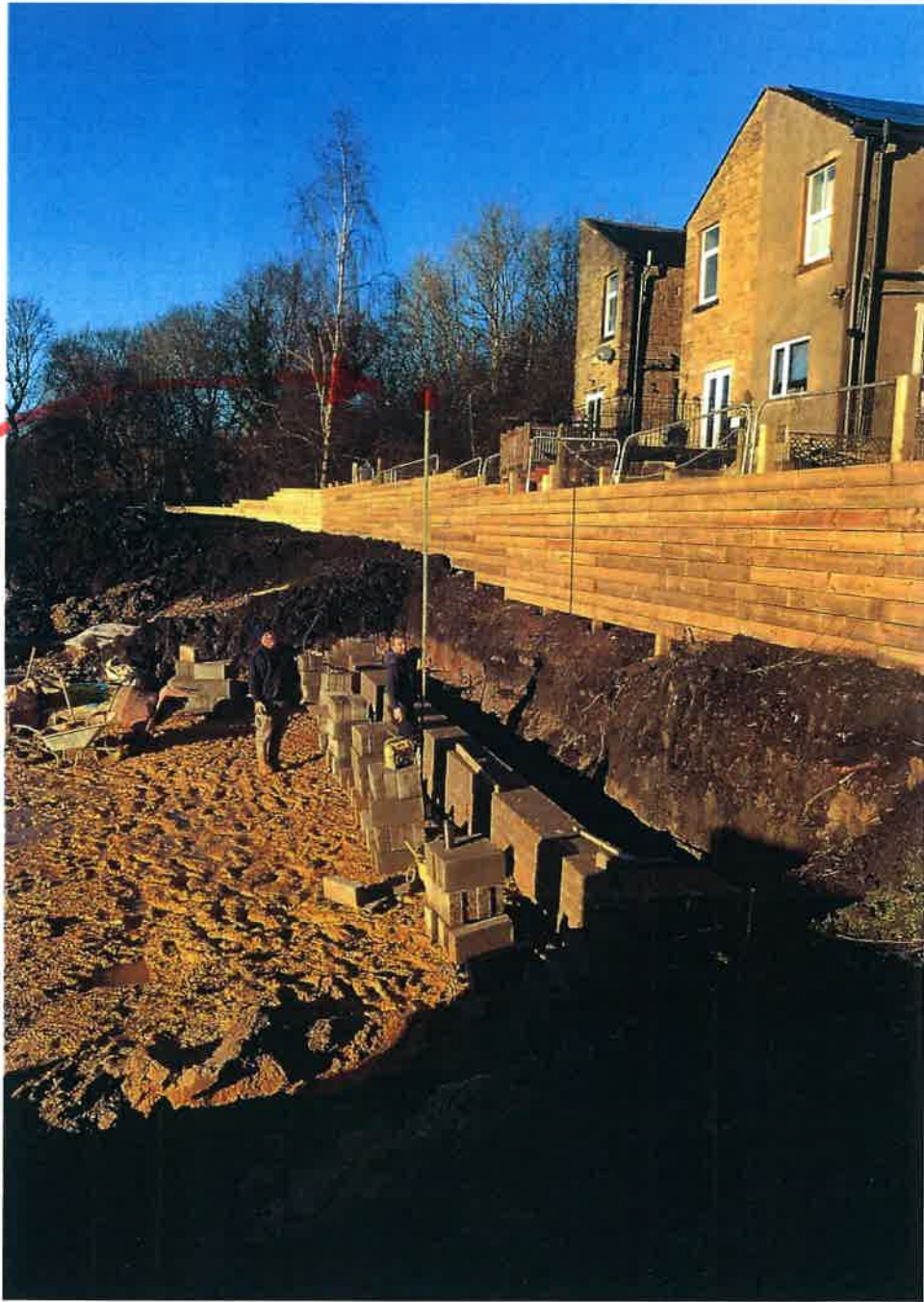
### **2. Changes to the Design**

- 2.1 The main element of the bungalow remains broadly similar to that originally approved but incorporating minor internal layout alterations. The most significant change is the resiting of the original detached single garage further forward on plot so that the rear wall of the garage aligns with the rear wall of the bungalow. Additionally, further accommodation has been created by linking the garage to the original bungalow design with a pitched roof blending into the main roof to incorporate a garden room, expanded living space, hallway and cloaks/wc.
- 2.2 Externally the treatment of these additional elements have adopted the same architectural style with natural stone elevations under a pitched blue slate roof with a series of inter-linking valleys and gables at right angles to one another in a subservient manner to result in a cohesive design which harmonises with the remainder of the development but without impinging on neighbouring residential amenity, particularly in terms of the relationship to the rear of neighbouring terraced properties which front Whalley Road. The terraces on Whalley Road present as 2 storey to the front but 3 storey to the rear facing the back street which has a common boundary with the side elevation of Plot 1. The orientation of the bungalow is effectively side on to the rear of the Whalley Road terrace and is set at a significantly lower finished floor level than that of the back street whereby the ridge line of the proposed dwelling will only marginally be visible above the timber screen fence which separates the plot from the adjacent back street.
- 2.3 Figure 1 attached is a photo taken which depicts the ridge height of the proposed garage whilst showing the relationship to the properties fronting Whalley Road and also the relative changes in level between those properties, the back street and the proposed finished floor level of the bungalow, the subject of this application.

*Prepared by: Alan Kinder Dip.TP, MRTPI  
A V Town Planning Ltd*

*15 December 2021*

FIGURE 1.



RIDGE HEIGHT OF PROPOSED PITCHED ROOF ON GARAGE ALBEIT ONE METRE TO THE LEFT OF THE RETAINING WALL.