



24th October 2023

Dear Sirs,

Project address; 58 Rossall Road, Thornton-Cleveleys, FY5 1HG

Further to submitting a planning application regarding the above site, it is proposed to install a stairway to the rear and for the enlargement of the rear dormer of the existing property.

The property is currently being used as a residential dwelling to the upper floors and the proposed use will make minor changes to the layout of the property.

The proposed development will not place any undue pressure upon the existing infrastructure as the development involves the extension of the existing building and the installation of a stairway to the rear.

The site is located within the settlement of Thornton-Cleveleys, and, Thornton-Cleveleys, Fleetwood, Blackpool and Poulton-le-Fylde can be accessed on foot by well lit pedestrian footpaths.

Within walking distance of the site, there are schools, convenience stores, churches, as well as the array of public amenities in Thornton-Cleveleys.

There are bus stops located near to the site, the closest being approximately 351 feet from the application site. Bus service 21 route is St Annes to Cleveleys, bus service 568 route is Cleveleys to Thornton Millfield SPAC and bus service 660 route is Cleveleys to Poulton Hodgson HS.

There are electric, gas and water services already connected to the site. As the proposal is an extension to an existing property, it is assumed that there will not be any significant increase in gas and electric consumption.

The proposed development is already insulated to comply with Building Regulation as it is currently being used as a residential property to the upper floors.

Energy efficient gas boilers and central heating systems are already installed.
Low energy lighting will be fitted throughout the proposed development to minimise energy demands.

We trust this is to your approval. If you should have any enquiries please contact the writer at the above address.

Yours faithfully,

D W Hadwin
Director
Keystone Design Associates Ltd