

# S. Ingram & Associates

CIVIC TRUST AWARD 2002 -  
COMMENDATION FOR GOOD DESIGN



PLANNING & DESIGN CONSULTANTS FOR -  
BEST HOUSING SMALL DEVELOPER FINALIST (APRIL 2009)

## PLANNING, DESIGN & ACCESS STATEMENT FOR PROPOSED GARAGE CONVERSION AT N°3, HUDDERSFIELD RD, DENSHAW, OLDHAM

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### 1. PROPERTY DESCRIPTION

N°3 IS ONE OF 2 HOUSES WITH GARDENS & DETACHED GARAGE & AMPLE CAR PARKING

### 2. PLANNING HISTORY

I AM NOT AWARE OF ANY RECENT PLANNING HISTORY

### 3. PROPOSALS

IT IS PROPOSED TO CONVERT & EXTEND THE EXISTING GARAGE TO FORM A  
'GRANNY FLAT' ANCILLARY TO THE EXISTING HOUSE FOR USE BY FAMILY ONLY.

### 4. DESIGN

THE DESIGN PRINCIPLE IS TO MAKE BETTER USE OF THE GARAGE & EXTENDING  
BY SUITABLE DESIGN & COMPATIBLE MATERIALS IN KEEPING WITH THE LOCATION.  
THE PROPOSED USE OF TIMBER FRAME WILL PREVENT THE NEED FOR ANY  
NEW FOUNDATIONS WHICH OTHERWISE COULD EFFECT THE EXT'G TREES THAT  
ARE TO REMAIN

### 5. ACCESS

ACCESS ISSUES REMAIN UNCHANGED TO THIS CENTRAL VILLAGE LOCATION

### 6. CONCLUSIONS

THE PROPOSALS ARE COMPLIANT WITH LOCAL, REGIONAL & NATIONAL PLANNING  
POLICY GUIDE LINES & WILL IMPROVE THE FAMILY LIVING SPACE WITH MINIMUM  
IMPACT ON THE LOCALITY