

PLANNING, DESIGN & ACCESS STATEMENT FOR PROPOSED DORMER BUNGALOW  
AT N° 5, CARR LANE, GREENFIELD, OLDHAM. OL3 7BA

1. SITE DESCRIPTION

N°5 CARR LANE IS A DETACHED BUNGALOW WITH LARGE GARDENS & ACCESS FROM CARR LANE WITH CAR PARKING IN DETACHED CAR PORT.

2. SITE HISTORY

I AM NOT AWARE OF ANY RECENT PLANNING HISTORY OTHER THAN THE ORIGINAL APPLICATION REF: HOU/349894/22 WITHDRAWN

3. PROPOSALS

IT IS PROPOSED TO CONSTRUCT A DETACHED BUNGALOW WITH SHARED ACCESS WITH N°5 WITH 2. CAR PARKING SPACES. & GARAGE

4. DESIGN

THE DESIGN PRINCIPLE IS TO CREATE A DORMER BUNGALOW OF TRADITIONAL DESIGN & CONSTRUCTION USING SUITABLE MATERIALS COMPATIBLE WITH THE EXISTING SURROUND PROPERTIES AVOIDING THE LOSS OF PRIVACY TO SAME. THE POSITION OF THE PROPOSED PROPERTY IS LOCATED TO COMPLY WITH GUIDE LINE DISTANCES FROM EXISTING PROPERTIES

5. ACCESS

REMAINS AS EXISTING WITH PUBLIC TRANSPORT & SHOPS ETC WITHIN WALKING DISTANCE. ACCESS ISSUES WITHIN THE PROPOSED BUILDING WILL BE DEALT WITH AT THE BUILDING REGS APPLICATION STAGE

6. CONCLUSIONS

THE PROPOSED DWELLING IS FOR DETAILED APPROVAL AT THIS STAGE TO INCLUDE ACCESS & FOOTPRINT. THE PROPOSAL COMPLIES WITH LOCAL, REGIONAL, & NATIONAL PLANNING POLICY GUIDE LINES. THE PROPOSED BUNGALOW IS SITED TO AVOID ANY IMPACT TO ALL EXISTING TREES & SHRUBS  
REPORT TO BE SUBMITTED TO BS5837