

Planning Statement

23-363-PS

8 Pentland Way

Hyde

SK14 4 US

Site Location-Description:

The site sits within an established and popular small residential development surrounded by open fields

Current Circumstance's:

The Site contains pockets of soft landscaping many of which fall outside the private amenity areas the existing masonry garden walls are in a poor state of appearance and now detreating at an increasing rate now water and frost damage have taken hold

Proposed Development:

The Proposals are two-fold

1/. to replace an existing poor quality underused conservatory with a slightly larger single story masonry extension to extend the full width of the existing house providing a larger family kitchen and family area within an energy efficient extension with direct access to the private rear amenity space. Conversion of part of the existing unused single garage to form a home gym as the garage is not currently used for a car and the property enjoys an existing substantial off road parking area the current parking would be unaffected by the conversion of part of the existing garage.

2/. to enclose land within the ownership of the applicant to improve and extend the private amenity areas to the rear of the property this would be achieved by the construction of a new masonry boundary wall which would incorporate Living wall features to the public face of the boundary Planted with a variety of native plants which would enhance the bio diversity of the current landscaping and provide an attractive and low maintenance alternative to the current crumbling masonry walls and lawned space.



Existing deteriorating boundary wall

Steve Redfern Blair

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