

Proposed rear extension 4, Laurel Road, Heaton Moor: Planning Statement

This application is seeking planning permission for the removal of an original attached coal shed and the construction of a single-storey rear extension approximately 7m wide and projecting 3m from the original rear wall. The property is in the Heaton Moor Conservation area.

The proposed extension is in keeping with the architectural details of the host property and will incorporate similar wall- and roofing materials, ie reclaimed common brick and Welsh slate. The extension would not be visible in the wider conservation area nor detract from the character and appearance of the area.

There will be minimal impact of the amenity of the two adjoining properties in terms of privacy, loss of light and outlook; the kitchen and habitable room windows of the adjoining houses are approximately 2.5m and 5m away from the side gable walls. The directly-facing properties at the rear are approximately 25m distant.