

PLANNING STATEMENT

HOUSEHOLDER PLANNING APPLICATION FOR A SINGLE STOREY REAR EXTENSION

29 BRXTON AVENUE BOLTON BL3 3TG

The proposed development involves a single-story ground floor extension to the rear of the property.

The proposed extension is very in keeping with the type of extensions undertaken by neighbouring properties including the adjoining property namely 31 Broxton Avenue.

PLANNING HISTORY

An application for PRIOR NOTIFICATION APPLICATION FOR PROPOSED LARGER HOME EXTENSION AT REAR was approved on 21st July 2023 - *Planning Application No. 16224/23*.

The extension was built however the adjoining extension was offset by 100mm. It was felt this could result in potential water ingress and damp to both properties. With approval from the neighbour it was agreed that the void be filled with insulation and the roof continued to stop any water penetration.

The 100 mm gap to the rear elevation was covered with brick which provided a cleaner finish. The building works have been completed.

Inadvertently, this was seen as an encroachment into the neighbour's boundary and the enforcement officer visited the site. As there was an encroachment the application should have had a Certificate B. The advice recommendation was to submit a fresh application with Certificate B to regularise the application and works undertaken.

APPLICATION

The application is therefore a single storey rear extension for the same extension as previously approved under application No. 16224/23.

The materials used match the existing bricks and concrete roof tiles on the adjoining property.