

Planning Statement.

In support of the full planning application for:

Proposed single story porch extension, replacement garage

On behalf of: Mr Adam Moss

Clarkes Bespoke Design

83 Ducie Street, Manchester, M1 2JQ

Tel: 07402 266 305
Email: brad@cbdarchitecture.com
W: www.cbdarchitecture.com

Introduction

This planning Statement has been produced on behalf of Mr Adam Moss in support of a full planning application for the Proposed single story porch extension and replacement garage.

This statement has been prepared in accordance with the Governments online Planning Practice Guidance. This statement should be read in conjunction with the suite of documentation submitted in support of the planning application and prepared by a professional team of development consultants. A full schedule of the submission documents can be found below.

- 21-034 - 10 church Street - PL-001 - Location Plan and As Existing Plans - REV P1
- 21-034 - 10 church Street - PL-002 - As Proposed Porch - REV P5

The planning application seeks planning permission for the details of which are set out in full in the enclosed layout drawings and elevations. The purpose of the statement is to summarise the design approach.

Site Context / Accessibility



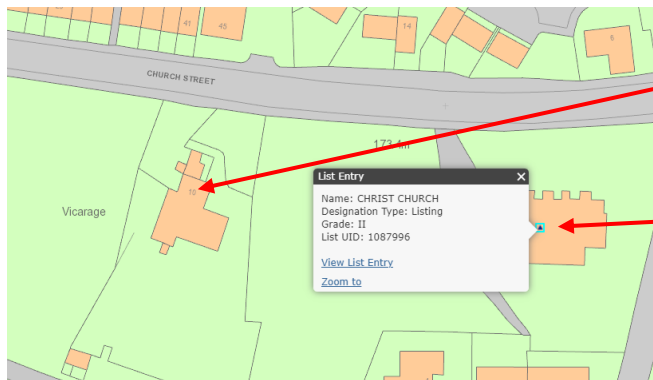
The application site measures approximately 1.5 Acres and is irregular in shape. The site is located within Tintwistle village with Tintwistle Christ Church to the East and a playing fields to the South and West, to the North of the site is predominantly residential dwellings.

Design approach and relevant Planning Policy

This document confirms that the proposed use and design approach are compatible with the properties location set within the predominantly residential area. The proposed design proposals have been based around the current layout as not to change the dynamics of the dwelling in relation to the adjoining property and surroundings.

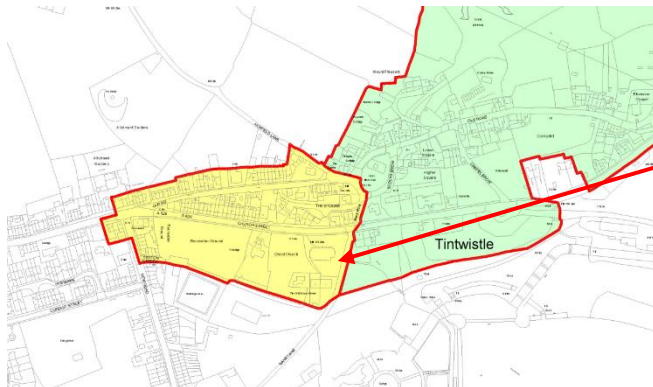
Heritage / Conservation

The dwelling at number 10 is the old vicarage which was built within the 1800 – 1847 Phase of the village and is set within the Tintwistle conservation area just West of the Grade II listed Christ Church list UID 1087996. The vicarage is described as a key building within the Tintwistle conservation area character appraisal due to its close relationship with the church



10 Church Street

Christ church



Tintwistle Conservation area

Clarkes Bespoke Design

83 Ducie Street, Manchester, M1 2JQ

Tel: 07402 266 305
Email: brad@cbdarchitecture.com
W: www.cbdarchitecture.com

The Application is set to improve the thermal qualities of the porch whilst keeping the design sympathetic to the existing dwellin.

The proposed materials have been selected to again blend in with the existing dwelling. We have opted to use stone slabs for the roof of the porch to keep it in line with the main dwelling

Conclusion

This application seeks permission for the proposed works to improve number 10 Church street whilst Improving the Thermal properties of the building. Extreme care has been taken to ensure the scheme enhances the existing design and without being out of place or over powering to any nearby dwellings in the setting of the conservation area. Through the detailed drawings submitted there is a clear commitment to good design is proposed whilst reducing the impact on the setting including the mature trees.

Clarkes Bespoke Design

83 Ducie Street, Manchester, M1 2JQ

Tel: 07402 266 305
Email: brad@cbdarchitecture.com
W: www.cbdarchitecture.com