

STATEMENT

PROPOSAL TO REDEVELOP NO. 43 STATION ROAD BOLTON ON DEARNE S63 8LS

- 1 The site of the proposal at the present time is occupied by a 2 bedroom bungalow and a detached single garage, each of which are in a poor state of repair
- 2 It is considered uneconomic to bring the bungalow built between the wars up to modern day ecological and regulatory standards
- 3 The site is roughly triangular in nature and of generous size taking access at its apex from Station Road by means of an existing vehicular access. The access is good being paved with an appropriate dropkerb from the adjoining highway. The existing 1m high wrought iron gates are inset approx. 7m from the back edge of the footpath allowing an off road/footpath standing area for incoming vehicles
- 4 The site has well developed garden areas being enclosed on its 3 sides with varying types of fencing and hedging, mostly well maintained.
- 5 A 4m wide strip of land in the same ownership as the applicant but outside the fenced confines of the existing site is included in the application proposals, originally reserved for servicing/ drainage access to properties accessed from High Street, the inclusion of this land will necessitate the removal of a chain link fence with some intermittent hedging/shrubs which extend along the present eastern boundary
- 6 There are no forest type trees on the proposed site and those that exist close to the site boundaries are in all cases well away from the redevelopment proposals. A group of three what appear to be self set sycamores are evident adjacent to the west of the vehicular access on land in the ownership of the council, the spread of these extends over the vehicular access. On the east side of the access area in the grounds of no.41 Station Road is a large silver birch its spread centring over the vehicular access. On the south boundary in the garden of 44a High Street is a large silver birch
- 7 The redevelopment proposal is a 3 bedroom dormer bungalow constructed in the approximate position of the existing bungalow although its proposed siting is aligned to the general building line of those existing properties to its east side on Station Road. A detached double garage is proposed to the west of the development proposal
The applicant is of the opinion the development would improve the immediate neighbourhood

Gordon Stephenson

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