

GSS25138 – 40 Orange Hill Road - Planning Statement

Site

The application site is situated on Orange Hill Road in Prestwich, located in Bury Council. The address of the site is 40 Orange Hill Road, M25 1LS.

The dwelling is a three storey, terraced property and is a C3 residential dwelling.

Orange Hill Road is a residential street, with unrestricted on-street parking, in close proximity to local amenities and transport links.

Existing

The existing site comprises of a ground and first floor and a converted loft space at the second level with a rear dormer.

The ground floor comprises of a Living Room, a combined Kitchen and Eating Area, a WC and Utility Room and a Conservatory at the rear of the dwelling on the left side. There is access to the rear amenity space through the conservatory and also through bi-fold doors at the rear of the kitchen.

The first floor houses 2 Bedrooms, a Family Bathroom and a Playroom. Both of the bedrooms are double bedrooms and the front Master Bedroom contains a large walk-wardrobe.

The converted loft space at the second level, contains a double bedroom and a bathroom housing a toilet and a shower.

There is a small brick-built outhouse/shed at the rear left of the back-garden. These structures are found in every back garden along the street and appear to be part of the original build of these houses.

Proposal

This application for 40 Orange Hill Road, proposes to convert the existing single dwelling into two self-contained residential apartments.

The plans include a 1 Bedroom/1 Person apartment at Ground Floor Level and a 2 Bedroom/3 Person duplex apartment housed on the first and second floor levels.

The shared lobby at the entrance on the ground floor level, will house a staircase to allow for access to the upstairs apartment.

The internal layout will largely remain the same with the bedroom in the ground floor apartment replacing the existing living room and the kitchen of the upper level apartment replacing the existing rear bedroom. Outside of this, all existing rooms will remain the same.

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The small amount of internal reconfiguration will be purely for access and privacy purposes – such as the formation of a shared lobby and respective entrances to each of the apartments.

Bike Storage has been provided in the existing garage located at the rear of the back garden, and accessed from the Back Lane.

Bin Storage has been provided at the rear of the back garden and will be taken out through the back gate, onto the Back Lane, for collection, as all the other properties on the street do.

There is ample on-street, unrestricted parking, on Orange Hill Road and the surrounding roads. The site lies within SPD11-Parking Zone 4.

There is no feasibility for off-street parking on Orange Hill Road, and none of the properties on the street have off-street parking provisions. The back lane is narrow and grassy and not suitable for vehicles such as cars, and therefore the existing garage will not be used for off street parking, it will be utilised as a bike shelter. The back lane is only suitable for bin and bike access, and has been utilised in this way by all houses on the street.

Justification

The proposal is designed with a strong commitment to sustainability, responsiveness to local housing demand, and a keen awareness of the need to maintain and enhance the character and function of the local area.

Furthermore, the amount of bedrooms and thus the among of intended future residents, remains the same. Therefore there will not a be a significant increase in the amount of residents, simply an offering of two units instead of 1.

The site has ample space to accommodate secure and well-integrated bin and bicycle storage, which supports active travel and responsible waste management. The property also benefits from excellent public transport connectivity, with nearby bus routes and rail stations that reduce the need for car dependency. As such, this proposal supports the Council's sustainability goals by encouraging low-carbon lifestyles and enhancing the overall accessibility and functionality of the site without placing undue pressure on local infrastructure.

Conclusion

The proposal for 40 Orange Hill Road in Prestwich seeks to convert the existing three-storey, three-bedroom terraced house (C3 residential dwelling) into two self-contained residential apartments: a one-bedroom ground-floor unit and a two-bedroom duplex apartment spanning the first and second floors. This application is a judicious response to local housing needs, offering a greater diversity of housing stock within an

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established residential area without compromising the street's character or functionality.

The scheme maintains the overall residential capacity of the dwelling—the number of bedrooms and intended residents remains constant—ensuring that the development will not place undue pressure on local infrastructure or significantly increase demands on local services. The internal modifications are minimal, primarily focused on creating a shared ground-floor lobby and separate entrances to ensure the privacy and self-containment of both new units.

Critically, the proposal aligns with broader sustainability objectives. The property's excellent access to public transport links and the provision for secure bin and bicycle storage actively promote low-carbon lifestyles and reduce reliance on private vehicles, thereby supporting Bury Council's sustainability goals.