

PLANNING STATEMENT

PROPOSED NEW DELLING

ADJOINING 115 PARK LANE, WHITEFIELD, M45 7GT

The Site and Its Situation

115 Park Lane is a traditional terraced house at the end of a row of three. Construction is in red brickwork with a slate roof. There is a large side garden bounded by a fence to Philips Drive. There is a patio to the rear. The side and rear gardens are at a lower level.

To the rear is a row of more modern three storey townhouses. Number 12, directly behind number 115, has a recent three storey extension (planning permission number 65278, approved 1 October 2021).

The Proposal

It is proposed to build a house attached to the gable of number 115 of similar depth, but set back 500mm from the front elevation, and of a similar width. It would be two storey plus rooms in the roof space with a small pitched roof dormer at the rear. It will be set slightly lower than the existing house with matching design and materials, including red brickwork with heads and sills to window openings and a slate roof.

Both the existing and new houses would have private amenity space and space for bin storage. There is currently no onsite parking. It is intended to provide one parking space for the existing house and 2 for the new house.

Planning Policy

The National Planning Policy Framework urges local planning authorities to be positive in their decision making and to grant planning permission for sustainable development which is in accordance with the development plan.

Bury's development plan is still the old Unitary Development Plan which contains only general guidance in new development.

Bury does not have more specific guidance on new residential development but Supplementary Development Document 6 – Alterations and Extensions to Residential Properties sets out principles with which the proposed development complies.

Justification

- The siting of the house takes account of the differences in ground levels as shown on the proposed plan.
- The design and materials are wholly in character with the other houses in the row.
- A small, pitched roof rear dormer is appropriate.
- The house is subsidiary to the existing house with a lower roof line.
- The 21 metres separation distance from the main elevation of the house to the rear complies with the SPD guidance. There is screening from vegetation on the boundary.
- There will be no harm to the amenities of residents of surrounding property.
- The new house will maintain a two metre wide separation distance from the back of the footway to Philips Drive.
- Both houses have adequate private open space accessed at the rear from either the back street or Philips Drive.
- Car parking provision is in accordance with the standards in SPD 11.

There appear to be no obstacles to the granting of planning permission with appropriate conditions.