

Design and Access Statement

The proposal outlines a rear extension on the first floor that extends 4 meters. According to the Bury SPD, it is specified that "there should be at least 7 meters from the rear habitable room windows to the rear boundary." The SPD provides an example featuring two houses with rear gardens, where the boundary divides the two properties.

8 Starbeck Close and its rear-facing neighbour differ slightly from the example provided in the SPD, as there is a narrow 2-meter-wide passageway between their rear gardens that must be considered. When accounting for this passage, the approximate distance from the centre of the extension to the boundary increases. Taking this into consideration, the property still complies with the guidance outlined in the SPD as no overlooking will occur as the distances shown in the SPD have been surpassed. The house should be taken on its own merits as an example of this specific type of development is not shown within the guidance. The distances can be seen within the attached proposed site plan document A101.