

Outline planning application

To Bury Council

For the erection of a single dwelling
12 Holthouse Road,
Tottington,
Bury
BL83JP

January 2022

The proposal

This outline application relates to a single dwelling, the application seeks approval in outline for the matter reserved. The layout, scale, landscaping, means of access, landscaping and associated details are reserved for future consideration.

A site plan showing the extent of the site is submitted with the applications site, boundaries are shown with the relationship to the neighbouring residential properties.

The site presently forms part of the garden with the dwelling at No. 12 Holthouse Road, Tottington, the site is approximately 0.062 hectares.

The site has a road frontage of approx. 46m onto Holthouse Road.

The existing access will be used to form a driveway to the property to avoid any off road parking on Holthouse Road.

The character of this part of the road is one of early 1970's dormer houses with semi-detached similar age and style houses opposite (Please see photograph enclosed).

All development proposals are expected to provide a high standard of building design and landscape quality as set out in all planning policies.

Development will be required to be in keeping with character of the landscape and should reflect local vernacular, scale, style feature and materials.

Parking provisions – requires all development proposals to provide adequate parking and servicing space.

The national planning policy framework

- The NPPF clearly states that the purpose of the planning system is to contribute to the achievement of sustainable development, confirms that "in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development Paragraph 14 states that a presumption in favour of sustainable development is the heart of the NPPF. It goes on to say that "for decision-taking this means:
- Approving development proposals that accord with development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this framework as a whole; or
 - Specific policies in this framework indicate development should be restricted.
- The three dimensions of sustainable development (economic, social and environmental) are outlined. An elaboration of Governments view of what sustainable development means in practice for the planning system is detailed later in the NPPF. Relevant parts are referred to at paragraph.

- The NPPF confirms that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise, ie. The development plan is the starting point for decision making.
- The NPPF published in March 2012, highlights the importance of development plans being kept up to date (paragraph 12). Decision taking in the absence of an up to date development plan is addressed at paragraph 14. 215 it is confirmed that due weight should be given to relevant policies in existing plans according to the degree of consistency with the framework (the closer the policies in the plan to the policies in the framework, the greater weight that may be given). Paragraph 49 provides further guidance on the matter.
- The main body of the NPPF addresses the components of sustainable development. Those most relevant to the appeal are:
 - 'Promoting sustainable transport' – decisions should take account of whether safe and suitable access to the site can be achieved for all people and development should only be refused where the residual impacts of development are severe (paragraph 32);
 - 'Delivering a wide choice of high quality homes' – local planning authorities are expected to boost the supply of housing. In this regard, local planning authorities should 'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements; goes on to require an additional buffer of 5% to ensure choice and competition in the market for land. Local planning authorities should increase the buffer to 20% where there has been a record of persistent under delivery of housing;
 - 'Requiring good design' – developments should add to the quality of the area, and reinforce local distinctiveness;
 - 'Meeting the challenge of climate change, flooding and coastal change' – it is expected that 'inappropriate development in the areas at risk of flooding should be avoided by directing development away from areas at risk at highest risk' (paragraph 100) and that 'when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere' (paragraph 103); and 'conserving and enhancing the natural environment' – in deciding planning applications local planning authorities should aim to conserve and enhance biodiversity by applying various principles including resisting development resulting in the loss of deterioration or irreplaceable habitats (paragraph 118)
- The proposal represents sustainable development and there are benefits associated with the development, as summarised below:
 - Economic – the construction of new housing would contribute to economic growth, during the construction phase and through the introduction of new households to the area.
 - Social – the proposal would contribute to the provision of housing, for which there is a need; and
 - Environmental – the proposal provides an opportunity to provide new development without any harm to wildlife, landscape, heritage or other environmental consideration.
- It is clear that the site is not isolated or remote from other built development. The site is situated on a main transport corridor and is conveniently located for a frequent bus service. As such, the proposal is considered to be a sustainable location for housing development. Based on the current policy situation, the dwelling could appropriately be development for market housing.

Highway – Layout design and landscape impact.

Whilst precise details of the proposed development have not been submitted with the outline application it is clear that ample space within.

The site to erect.

To erect one detached dwelling with garage and parking facilities. After years of total neglect the land was cleared several years ago when work to number 12 Holthouse Road was being carried out. The development would not be visually prominent with the aid of new landscaping and the scale of the development in relation to the surrounding properties would ensure that it would harmonise with

the area generally. The brick boundary fronting Holthouse Road would be re-built and made good in keeping with others on the road.

Trees – We have checked the list of tree preservation orders for the area and there are no trees on the site that are protected. (Please see overhead photo to see the landscaping at present).

Neighbour Amenity

The proposed development is surrounded by existing residential development. However each of the neighbouring dwellings are over 21m away from the proposed dwelling with No.12 becoming a new next door neighbour with adequate gaps provided the site allows sufficient space to secure that there would be no harmful impact on the amenities of existing residents by reason of loss of outlook, loss of privacy, over bearing or overshadowing.

The traffic generation associated with a single dwelling would be low and would cause no discernible impact on the amenities of the occupiers of any nearby houses.

Conclusion

The proposal for residential development will provide much needed family housing it will provide a sustainable form of development very accessible to local services, it will enhance and make good use of what has been an overgrown eyesore for many years, there are no adverse impact which would outweigh the benefits of the development.

For these reasons, the council is respectfully invited to initially grant outline planning permission for this small development proposal.