



DESIGN AND ACCESS STATEMENT FOR WOODHEY

WOODHEY ROAD, RAMSBOTTOM BL0 9RD



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1.0 DESIGN AND ACCESS STATEMENT

Design, Access &
Planning Statement

In support of a Planning Application to replace the existing single storey Bungalow with a new two storey flat roofed dwelling at:

Woodhey
Woodhey Road
Ramsbottom
BL0 9RD

On behalf of
Mr. Chris Rowley

December 2022

INTRODUCTION

This Statement supports a planning application to demolish the existing bungalow and replace with a modern two storey dwelling.

This application fits with the National Planning Policy Framework as in paragraph 7 of achieving sustainable development it states one of the three dimensions are:

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and well-being.

Site Context

The site is located on Woodhey Road, Ramsbottom and covers approximately 0.25 acre and has currently got a single storey bungalow with an internal area of approximately 180 sqm on the ground floor and the proposed dwelling has an internal floor area of 194 sqm on the ground floor and an additional 66sqm at first floor level. So the footprint of the proposed dwelling at Ground Floor is 14sqm larger than the existing.

The current bungalow provides for one parking space within the garage and one parking space externally with no provision for turning a vehicle on site. The new proposal will allow for 2 cars internally in the garage and a further two places externally with sufficient allowance for manoeuvring the vehicles on site. The proposed dwelling also allows for a disabled ramp from the car park to the dwelling.

The existing property is in a poor state of repair with damp and mould present on the existing internal walls, poor insulation if any and the gardens are unkempt and full of Rhododendrons, and Laurel.

There is only one tree and this is a large Cedar of Lebanon which The Client would like to remove. The proposal will entail a full new landscaping of the gardens and will include a pond for rain water recycling and increasing biodiversity.

The existing bungalow has an existing cesspit to cope with the Foul Water and Surface water is taken to a soakaway. Our proposal will include for a new bio digester septic tank and new soakaway for the surface rainwater.

Design and Appearance

It is our intention to demolish the existing bungalow and to replace with a two storey dwelling which will be insulated to at least conform with the latest edition of Approved Document L of the Building Regulations and will be provided with monocrystalline photovoltaic panels, various heating systems are currently being considered, mechanical ventilation and heat recovery, underfloor heating throughout the ground floor.

The flat roofs will be covered with a sedum roof which again will assist with rainwater run off and bio-diversity.

The new dwelling will be two storey and have a combination of Stone, Render, and timber cladding with at least double glazed aluminium windows, polyester powder coated. The dwelling has been designed to ensure that the overall profile is kept as low as possible and replicating the existing bungalow with a change in level internally to follow the existing contours on site. The profile of the existing bungalow is approximately 6.6 metres above the lowest level on the site and our proposed dwelling being two storey is approximately 7.2 metres, the impact of the proposed first floor has been kept to a minimum by having a floor area of only 66sqm.

The fenestration to the North Elevation has been kept to a minimum with the main areas of glazing facing south and into the main garden area.

The proposed dwelling has been sited to replace the existing bungalow and the footprint of both the existing and proposed are fairly similar, the main difference being the allowance for both parking and turning vehicles on site within our proposal and giving a generous allowance for parking spaces.

The materials used are also in keeping with the local vista; colour, shape texture and size have all been a major consideration in this application to ensure the proposal does not have any damaging effect on the existing street scene or the wider area.

Layout

Access to the site has been moved slightly and enlarged to ensure that we achieve compliance for both the parking standards and vehicular movement on site. The garage is now accessed from within the curtilage of the property and does not impact to the flow of traffic however limited on Woodhey Road.

The proposed design has two bedrooms on the ground floor one of which is fully DDA Compliant as one of the clients relatives are disabled, The master bedroom will be at first floor level with East and South facing views both over the garden and neighbouring fields.



DESIGN APPROACH

In response to the requirements under Building Regulations Approved Document M and the duties under the Disability Discrimination Act, The design have adopted an approach which will incorporate all measures required whilst having due regards to the constraints of the existing site, in order to facilitate access and use by all people including disabled people. To this end we have designed an access ramp from the car park directly into the house. The view below shows the main entrance including the ramp and access into the dwelling

DOORS

Doors are all generally designed in accordance with Approved Document M, at least one leaf of external doors will have an effective clear width of 1000mm. At least one leaf of all internal doors will have a clear effective width of 800mm and where located on a corridor of width 1400mm then the effective clear width will be 825mm. Ironmongery will have a good colour and tonal contrast with the background.



National Policy Context

In considering the recent publication of the National Planning Policy Framework, paragraph 7 states 'there are three dimensions to sustain development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. 'The social aspect goes to the state'. 'Supporting strong, vibrant and healthy communities, by providing the supply of housing required meeting the needs of the present and future generations, and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well being'

Paragraph 14 of this document states that 'At the heart of a National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a Golden Thread running through both Plan-Making and Decision-Taking, for decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Policies in this framework taken as a whole; or
- Specific policies of this framework indicate development should be restricted.

PLANNING STATEMENT

Replacement Dwelling

Woodhey Bungalow, Woodhey Road, Ramsbottom BL0 9RD

Introduction

The submitted planning application (number 69181) has been invalidated, pending the submission of further information to include reference to specific policies of the old Bury Unitary Development Plan. Surprisingly, the applicant has not been requested to justify the proposal in the context of more up to date up to date guidance in the National Planning Policy Framework.

Woodhey Bungalow probably dates from the 1920s. It has rendered walls and a slate roof. It has no architectural merit and is in very poor condition with extensive dry rot. It makes sense to demolish it and to replace it with a new, energy efficient dwelling as described in the Design and Access Statement.

The site is at the end of a private road off Woodhey Road with one other dwelling, Rylston, adjacent. The garden is screened by mature shrubbery. To the north is a housing estate. To the west of the access road are mature trees within the grounds of Woodhey High School. Other boundaries are to open grazing land sloping gently away towards Broadhey Wood.

Planning Policy

The crucial issue is whether or not the proposed development is going to be acceptable in the Green Belt.

Bury's development plan is still the old 1997, Bury Unitary Development Plan. Green Belt policies are still relevant and are broadly in accordance with guidance in the current National Planning Policy Framework.

UDP Policy OL1/2-New buildings in the Green Belt states that the construction of new buildings on the Green Belt is "Inappropriate Development" with exceptions that include replacement of existing dwellings provided that this would not result in disproportionate additions.

UDP Policy OL5/2- Development in River Valleys would allow development that would not lead to the division of open sections of the valley. However Green Belt policies must be applied where relevant.

UDP Policy EN9/1- Special Landscape Areas requires new development to be sympathetic to its surrounding in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted.

The UDP has still not been replaced with an up to date Local Plan. However, progress has been made on the Greater Manchester Spatial Framework to try and identify sites to meet the acknowledged shortage of land for new housing. The proposed dwelling will make a small contribution to this deficiency.

The National Planning Policy Framework encourages the granting of planning permission for sustainable development in accordance with the development plan. It asks local planning authorities to look for solutions rather than problems. It encourages the supply of a variety of new homes.

Current Green Belt guidance is contained in the NPPF. It reiterates the purposes of including land in the Green Belt including checking the unrestricted sprawl of large built up areas and the merging of neighbouring towns.

Paragraphs 147 and 148 Of the NPPF make it clear that "inappropriate development" is, by definition, harmful to the Green Belt and should not be approved except in "very special circumstances". Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 of the NPPF considers the construction of new buildings as inappropriate development in the Green Belt subject to exceptions which include:-

"d). The replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces."

It is normally considered that a building up to 30% larger than the original would be acceptable as being "appropriate". Anything larger is "inappropriate development" in the Green Belt and, in this a case must be made for "very special circumstances" to prove that any potential harm to the Green Belt is outweighed by other considerations.

The existing bungalow has various historic additions. It is impossible to say with any certainty what was the size of the "original dwelling" in 1948 and the figures below relate to the bungalow as it is today.

The new dwelling will be in a similar position to that of the existing bungalow at the northern end of the plot close to its boundary with Rylston. The footprint/floor area of the existing bungalow is 181 square metres. The footprint of the new dwelling would actually be less with a figure of 152 square metres. However, the new dwelling would include a partial first floor with an area of 66 square metres, giving a total floor area of 218 square metres. This would be approximately 20% larger, in itself “appropriate development” in the Green Belt.

The existing dwelling is single storey with a steeply sloping pitched roof. It has volume of 700 cubic metres, including the roof space. The new dwelling, with its two storeys and flat roofs, would have a volume of 900 cubic metres, less than 30% greater.

Justification

Based on the figures above the new dwelling is “appropriate development” in the Green Belt. If the Planning Officer disagrees there are convincing arguments to prove “very special circumstances”.

A Court of Appeal judgment (Turner v Secretary of State 2016) supports the principle of the development even though it upheld the Inspector’s decision to dismiss an appeal for a bungalow to replace a mobile home at a commercial vehicle yard.

It is unnecessary to summarise the judge’s conclusions but paragraph 14 of the judgment is helpful in setting out what appears to be the main issue. To quote- “The concept of openness of the Green Belt is not narrowly limited to the volumetric approach.....The word “openness” is open textured and a number of factors are capable of being relevant when applied to the particular facts of a specific case. Prominent among these will be factors relevant to how built the Green Belt is now and how built up it would be if redevelopment occurs (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspect which the Green Belt presents.”

In my opinion, the new dwelling will not have any greater visual impact than the existing bungalow and will therefore not harm the openness of the Green Belt. The following facts justify the granting of planning permission.

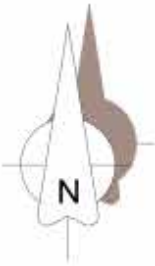
- The new dwelling has the same location and very but smaller similar footprint than the dwelling that is replacing.
- The plot boundaries are clearly established.
- The new dwelling is of a radically different design to the existing but is similar in scale
- There is no defining local architectural context with a variety of house types and designs on Woodhey Road. The design and materials are appropriate within the Green Belt and the Special Landscape Area.
- The plot is on the very edge of the Green Belt with a back drop of the trees on the school boundary and a housing estate when viewed from the fields to the east. The river valley will not be divided.
- The dwelling will not be visually obtrusive. It is well screened from the north and east. The only public view will be from the public footpath (FP47RAM) over 150 metres to the west. The access road is not a designated public footpath.
- The part two storey new dwelling will be little higher than the existing bungalow and no higher than the ridge of the roof of “Rylston”.

Any potential harm to the Green Belt would be as a result of visual impact on its openness. However, in this instance there would be no harm, justifying the grant of planning permission.

SITE LAYOUT



SITE LOCATION PLAN 1:1250



PROPOSED SITE LAYOUT 1:200

Revision	Description	By	Date	Version	Description	By	Date
A	ISSUED FOR PLANNING	SC	06.10.2022				

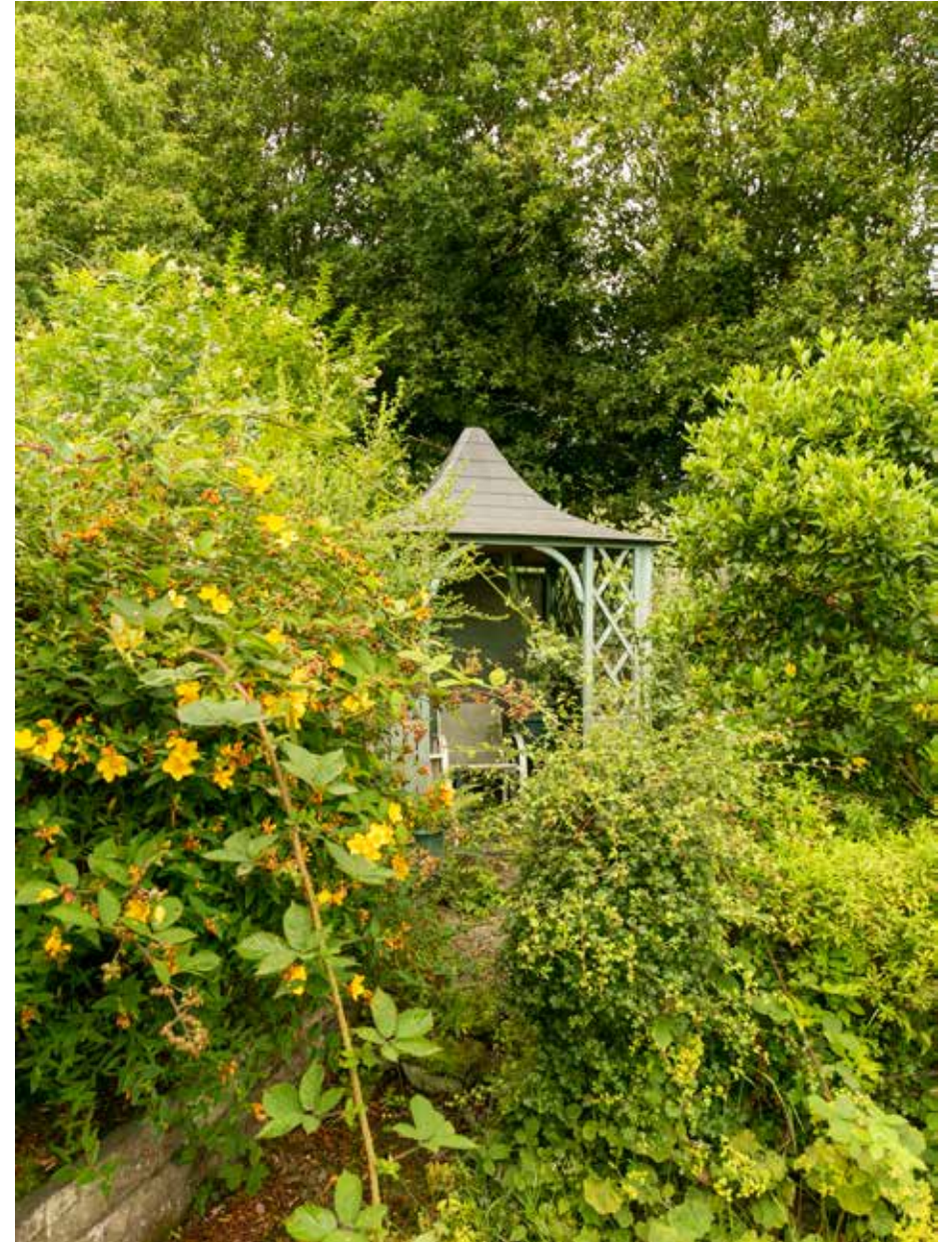
Notes:

- 1. All dimensions are to the centre of the building unless otherwise stated.
- 2. The site is shown as a green field with a few trees.
- 3. The site is shown as a green field with a few trees.
- 4. The site is shown as a green field with a few trees.
- 5. The site is shown as a green field with a few trees.
- 6. The site is shown as a green field with a few trees.
- 7. The site is shown as a green field with a few trees.
- 8. The site is shown as a green field with a few trees.
- 9. The site is shown as a green field with a few trees.
- 10. The site is shown as a green field with a few trees.

Drawn	SC
Checkd	SC
Date	06.10.2022
Date	06.10.2022
Scale	1:200 (A1)
Status	Planning

Project	Proposed New Building
Location	Wood Hey, Wood Hey Road
Drawn By	Proposed Site Layout
Drawn	SC
Date	06.10.2022

SITE PHOTOGRAPHS



SITE PHOTOGRAPHS





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Ramsbottom, BL0 9RD

