

Planning Statement.

In support of the full planning application for:

Demolition of existing dwelling and erection of replacement dwelling.

On behalf of: Mr Rashid Nazir



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Introduction

This design access Statement has been produced on behalf of Mr Rashid Nazir in support of a full planning application for the demolition of existing dwelling and erection of replacement dwelling at 474 Bolton road.

This statement has been prepared in accordance with the Governments online Planning Practice Guidance. This statement should be read in conjunction with the suite of documentation submitted in support of the planning application and prepared by a professional team of development consultants. A full schedule of the submission documents can be found below.

- 21-008 - 478 Bolton Road - PL-001 - Location Plan and Existing Plans - REV P2
- 21-008 - 478 Bolton Road - PL-002 - As Proposed Ground Floor and Block Plan - REV P3
- 21-008 - 478 Bolton Road - PL-003 - As Proposed 1st Floor Plan - REV P2
- 21-008 - 478 Bolton Road - PL-004 - As Proposed Elevations - REV P3
- 21-008 - 478 Bolton Road - PL-005 - Existing Proposed Block Plans - REV P2

The planning application seeks planning permission for the details of which are set out in full in the enclosed layout drawings and elevations. The purpose of the statement is to summarise the design approach.

Site Context / Accessibility



The application site measures approximately 803m². The site is located along the A58 just south west of Bury town centre, the locality is characterised within a large setting of residential properties and just north of Elton reservoir.

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Design approach and relevant Planning Policy

This document confirms that the proposed use and design approach are compatible with the properties location set within the predominantly residential area. The proposed design proposals have been based around the current layout as not to change the dynamics of the dwelling in relation to the adjoining property and surroundings. The heights of the existing properties floor, eaves and ridge heights have been taken forwarded to the proposed dwelling again to reduce the impact on the street scene and neighbouring properties.

The material have been carefully selected to both be in keeping with the materials of houses along the A58 but whilst providing a high end modern contemporary finish, the materials are clearly set out on the material schedule attached to the planning application.

Conclusion

This application seeks permission for the proposed dwelling which has been design to provide a large family home with a modern contemporary design and is proposed with a view to uplift the area whilst fitting into the existing dimensional limits set by the existing dwelling and neighbouring properties, the materials have been chosen to again provide a high end modern finish whilst also being in keeping with the material pallet along the A58.

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