

FULL PLANNING APPLICATION

ERECTION OF A REPLACEMENT DWELLING

62 STARLING ROAD, AINSWORTH, BURY M26 4LN

**DESIGN AND ACCESS STATEMENT/
VOLUME JUSTIFICATION**

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REF: 1091/SRA/DAS



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INTRODUCTION

Due to the changes introduced by the Government in May 2006, a Design and Access Statement is required with all Planning Application submissions. This statement has been prepared to justify the proposals in order for it to obtain a satisfactory Planning Approval.

BACKGROUND

This design and access statement has been prepared to support a full detailed planning application submitted for a replacement dwelling situated within the greenbelt as defined by Bury Council's adopted local plan.

A condition for all planning applications requires a design statement to be submitted. This Statement seeks to address the need for the developer to demonstrate how design issues have been determined and arrived at in accordance with paragraph 16 of PPS1

This Design Statement is split into the following Sections:

- The site description and its context;
- Design principles and Site Constraints
- Summary and conclusions.

THE SITE AND ITS CONTEXT

The existing property is located fronting Starling Road, Ainsworth on a plot stipulated as being within the greenbelt as defined by Bury Council's UDP. Starling Road is a main road designated B6292 linking with A58 Bury and Bolton Road to the south and B6196 Ainsworth Road to the north.

The existing property is a 2 storey 3 bedroomed dormer bungalow with current Class AA planning approval to convert into a full 2 storey dwelling on the existing property footprint. Details of the previously approved plans accompany this application and are referenced elsewhere within this document

The application property sits between many other 2 storey properties on Starling Road with both adjacent neighbouring properties having been greatly extended and redeveloped over the years.

The site measures approx. 16m width facing Starling Road and is approx. 55m deep covering an area of 844m²/0.2 acres

The site is nestled within a developed and mature continuous line of properties facing Starling Road with open fields to the frontage to the west of Starling Road but to the untrained eye appears as a typical

residential road. There is a mixture of housing in the area with ranging from semi detached properties to large detached houses.

The site is served by very regular bus routes on Starling Road linking to Bury and Bolton town centres on a regular basis.

There are a number of smaller local shops within 200m along Bury and Bolton Road providing for day-to-day resources and a number of schools within easy reach of the site highlighting that the application site is situated in a sustainable location.

PLANNING HISTORY:

Class AA planning permission has recently been granted by Bury council under application **68963** in **February 2023** for the addition of a sizeable first floor raising the roof ridge height up to a potential 9.2m from DPC level.

- **Topography**

The site falls from gently from north to south and also from west to east.

- **Soils & Contamination**

At the present time, the site has been used for a residential dwelling and has been for considerable time hence contamination is not expected to be relevant.

- **Trees & Vegetation**

There are no trees of any value or worth on the application site within the proposed build zone.

- **Drainage**

The site will be drained via the current adopted sewer system serving the existing dwellings.

- **Services**

Existing services supplies will be utilised within the plot.

2.0 SITE PHOTOGRAPHS



Photo 1 – View of the existing property site looking west from Starling Road



Photo 2 – Rear view of the existing property



Photo 3 – View of the neighbouring 2 storey property at 60 Starling Road



Photo 4 – Google street view of the adjacent houses 64 and 66 Starling Road



Photo 5 – Google street view of adjacent properties to the south of the application dwelling

Figure 1 – Exert of a comparison drawing showing the existing property shaded red, the proposed dwelling uncoloured and the Class AA approval shown shaded green.

3.0 PLANNING PROPOSAL

This planning application seeks to erect a replacement dwelling under a full planning application.

In our professional opinion we felt that the proposed alterations should have formed the basis of a householder planning submission for extensions thereto, given that the existing footprint/dimensions were largely being retained from the original property and built up as per the Class AA approval.

Nonetheless we have been informed that a full planning application must be submitted for a replacement dwelling to a design requested by the applicant.

The proposed dwelling will be of a more modern two storey form and with an overall massing less than other dwellings in the locality, most of which have been modernised and extended over the years.

The intention of the design retains the overall footprint of the original house with a full 2 storey appearance and then extended by 3m with 2 storeys to the rear with an additional 3m deep single storey sloping roof kitchen/family/dining space to the rear garden.

The proposed property would not appear overly dominant within the street scene due to the adjacent property ridge lines and also being of less prominence than the currently developable Class AA approval.



Figure 2 – Proposed new build replacement dwelling design

3.1 VOLUME ADDITIONS AND VERY SPECIAL CIRCUMSTANCES STATEMENT:

Below is the request from the local authority to justify the size of the replacement property:

House extensions in the Green Belt are considered in line with the tests set out within the National Planning Policy Framework where the impact upon openness must be considered. Paragraph 145 (c) confirms that extensions and alterations to dwellings can be appropriate provided that they do not result in disproportionate additions over and above the size of the original building.

The Councils supplementary planning guidance document 6, considers that in general, but subject to the individual merits of each scheme, additions of up to one third (33%) could be supported so long as the addition maintains the openness of Green Belt.

I would therefore require a statement from you to set out the volume of the proposed extension over and above the original dwelling. In addition to this, were the proposals exceed the 33%, this would represent a materially larger extension and therefore, you would be required to demonstrate very special circumstances in line with para. 143. This statement should be in line with the requirements of the NPPF and you may need professional assistance to respond to this.

Firstly, we will detail the volumes of the existing property, the proposed property and the potential additions to the current dwelling including the Class AA approval and other such permitted development additions:

VOLUMES:

1. Existing dwelling:	491.5m ³	
2. Approved Class AA dwelling:	763.48m ³ +	
3. 8m deep single storey rear extension to current rear eaves line of the existing property	216.17m ³ =	979.65m³
4. Proposed dwelling:	943.55m³ =	92% increase over existing dwelling 23% increase over approved Class AA -3.8% decrease of approved Class AA first floor AND potential 8m deep larger home extension

Taking the above figures into account, whilst we appreciate that the proposed replacement dwelling would yield a total 92% increase over the existing property as it stands, the approved and fully developable Class AA alterations **MUST** be taken into account.

Comparing the volume figures above, this would then result in an increase of just **23%** when comparing the replacement dwelling with the developable Class AA alterations.

Added to this, should this full planning application not be supported by the local authority, a further 8m deep rear extension would be applied for under a larger home extension application which would result in a volume **decrease of 3.8%** between the proposed property design and the fully redeveloped existing house.

As also mentioned, should the Class AA alterations be developed, this would result in a taller upper roof line than the proposed replacement dwelling thus causing more harm to the greenbelt surroundings.

We also feel that whilst the property sits in designated greenbelt, consideration must be given to the many surrounding properties which have been extended or rebuilt during the past 20 years.

Starling Road does not appear as typical greenbelt space with a very urban appearance when viewed from the adopted highway due to the continuous line of existing dwellings of which the application is nestled in the middle.

The proposed dwelling would not be of detriment to the area and we feel that the proposal is of a more aesthetic appearance/design than the Class AA design which WILL be erected should this application not be supported.

Added to this, due to land levels and existing house positions we do not feel that any undue overshadowing or massing would be of detriment to the neighbouring dwellings at 60 and 64 Starling Road.

We therefore feel that the information above displays very special circumstances when considering this application rather than at face value as a swap of existing and replacement dwelling.

4.0 ACCESS AND PARKING

The existing dwelling has off road parking for 2 cars in a tandem formation with all vehicles requiring to reverse out onto Starling Road.

The proposed relocated driveway access point would offer better visibility and allow for the parking of additional cars whilst allowing manoeuvring ability within the private driveway to allow vehicles to egress the property onto the adopted highway in a forward motion.

Disabled access provision will be provided to the front of the new property with a level access ramp to the principal elevation.

5.0 DESIGN PRINCIPLES AND SITE CONSTRAINTS

- Urban Structure & Grain.

The proposal seeks to erect 1no. contemporary designed dwelling which will complement the mixture of dwellings in the local area.

- Natural Light.

The house is oriented west to East with a long rear garden and as such will benefit from good use of natural daylight with the east facing rear gardens benefiting from prolonged periods of solar gain. The house will retain its defensible outdoor space of a size suited to the dwelling.

- Height, Scale & Massing

Issues of Existing Density within the immediate area, together with Height and Massing are not dominant with the surrounding area, in fact lesser so than the approved class AA dwelling and as such, we feel that these issues are deemed acceptable.

6.0 SUMMARY AND CONCLUSIONS

In summary, this development proposal provides an opportunity to allow the redevelopment of an existing dwelling which will not be of detriment to surrounding properties. The proposed house design will sit well within the locality and will be of no detriment to existing houses, replacing a plain property with one more suited to the area.

According to local policy and the adopted housing strategy, the target supply of new dwellings for the borough is **1676** dwellings for the period 2022 - 2027. The council are below national supply figure requirements at the moment and the application site can bolster the shortfall on what is technically a brownfield site.

All matters of planning policies are met and we feel that this application could be supported by the local authority for the erection of deliverable housing supply.