

DESIGN AND ACCESS STATEMENT

Site Address: 8 Turton Cl Bury BL8 2EE

Proposal: Proposed Rear Extension and Garage Conversion.

Applicant: Mrs. Samaneh Mohaghegh Dolatabadi

1. Introduction

This Design & Access Statement supports the planning application for a single-story rear extension and conversion of the existing garage into habitable accommodation. The statement has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Development Management Procedure) (England) Order 2015, and follows guidance set out by the Commission for Architecture and the Built Environment (CABE).

The proposed development seeks to enhance the quality, functionality, and energy performance of the dwelling while ensuring that it remains fully compatible with the surrounding residential context.

2. Site and Context

The property lies within an established residential street characterized by a mixture of detached dwelling. The majority feature rear extensions, garages, front driveway parking and rear gardens with clear separation between neighboring dwellings. The proposed extension sits comfortably within the character of similar alterations in the locality.

3. Design Principles

3.1 Amount

The proposal single-story rear extension to enlarge the kitchen, dining, and living area. The garage conversion creates larger bedroom spaces. New internal door connections and optimized ground floor layout. Roof lights to ensure daylight penetration into deeper areas of the plan. No change to the property's footprint on the front elevation.

3.2 Layout

The proposed layout, as shown in drawing,

- Enlarged open-plan kitchen, dining, and living space.
- Conversion of the garage to provide a utility room, bathroom, and separate closet room
- Improved circulation maintaining clear access throughout
- Roof lights positioned over the rear extension to maximize natural light (4 roof lights)

The arrangement provides high-quality family living accommodation and better utilization of the ground floor.

3.3 Scale

The extension projects modestly from the rear elevation, consistent with local patterns. The height is subordinate to the main property. The garage conversion retains the existing form, avoiding any impact on the street scene. This ensures minimal visual impact on neighbors or public viewpoints.

3.4 Appearance

Materials and finishes match the existing property:

- External walls will use matching brickwork and mortar tone.
- Roof of the extension will be a flat roof with integrated roof lights.
- Windows and doors will match existing modern styles (UPVC / aluminum as appropriate).
- All works will maintain the architectural character of the host dwelling.

This ensures a coherent architectural appearance.

3.5 Landscaping

Rear garden space is retained. No significant trees or landscaping features are affected. Existing boundary treatments remain unchanged.

4. Access

Access remains as existing:

- Vehicular access via Turton Close
- Pedestrian access via front entrance
- Rear garden access maintained

The site complies with inclusive access principles.

5. Sustainability and Policy Compliance

The design incorporates durable materials and energy-efficient construction including:

- High-performance insulation to meet current Building Regulations
- Upgraded glazing with low U-values
- Excellent natural lighting due to multiple roof lights
- Energy-efficient ventilation systems

These enhancements reduce energy consumption and improve indoor environmental quality

6. Conclusion

The proposal is modest, well-designed, sustainable, and appropriate for the setting. The proposal is proportionate in scale, appropriate in appearance, and ensures safe and convenient access for all users. The proposal fully accords with national and local planning policy objectives, and it is therefore respectfully requested that planning permission be granted.