



Planning Statement

Ref: DA25043 - 72 Park Road

Site address: 72 Park Road, Prestwich, Manchester, M25 0FA

Date: 29th April 2026

Proposal: Erection of 4 new residential dwellings (Class C3) comprising 2 detached houses and 2 semi-detached dwellings, with associated access, parking and landscaping

1. Introduction

1.1 This Planning and Design Statement has been prepared in support of a full planning application for the erection of 4 new residential dwellings (Class C3). The proposal comprises 1 pair of semi-detached houses and 2 detached houses, with associated access, parking, landscaping, refuse and cycle storage.

1.2 The Statement addresses the following matters:

- A description of the site and its surroundings
- A review of the planning history of the site
- An explanation of the development proposal
- An assessment of relevant national and local planning policy
- An appraisal of the key planning considerations
- Conclusions

1.3 The Statement should be read in conjunction with the full drawings package prepared by Debtal Architecture (Project Reference DA25043), which forms part of this application submission.

2. Site and Surroundings

2.1 The application site comprises a vacant corner plot at the junction of Park Road and Brooklands Road, Prestwich. The site is broadly rectangular in configuration and extends to approximately 0.15 hectares. It is bounded by No. 70 Park Road to the south and No. 71 Brooklands Road to the north-east.

2.2 The site historically accommodated a large two-storey detached dwelling, which was demolished following the grant of planning permission in 2018. The site has remained vacant and cleared since that time.

2.3 The site is bounded by an existing low brick wall along its Park Road and Brooklands Road frontages, with an existing vehicular access to the south off Park Road and a pedestrian gated access from Brooklands Road.

2.4 The surrounding area is predominantly residential in character. Properties to the west and north are predominantly semi-detached and detached dwellings of varying scale and architectural style, the majority extending to two storeys. There is a mix of red brick and rendered properties across both streetscenes.



2.5 The site has a Greater Manchester Accessibility Level (GMAL) of 6, is within easy walking distance of local shops and services along Bury New Road, and within 0.5km of the Grand Lodge entrance to Heaton Park. It is a highly accessible and sustainable location.

3. Planning History

3.1 The site has a clear and consistent planning history. Permission for residential development has been granted on four separate occasions:

- Ref 62178 (Approved 16 January 2018) - Demolition of existing dwelling and erection of 4 dwellings (2 detached and a pair of semi-detached).
- Ref 64642 (Approved 18 December 2019) - 4-storey block of 9 residential flats with basement car parking and landscaping.
- Ref 67039 (Approved 26 August 2021) - Variation of Ref 62178 to add single storey extensions to dwelling types B and C and minor amendments to external levels.
- Ref 68707 (Approved 27 October 2022) - 1 detached house and 2 semi-detached houses. Highways raised no objection. The Council confirmed the layout, design and impact on neighbouring amenity were all acceptable.

3.2 The principle of residential development at this location is firmly established. Over eight years the Council has approved schemes ranging from 3 to 9 dwellings. The current proposal of 4 dwellings sits comfortably within that range.

3.3 Ref 71354 (Refused 19 May 2025) - An application for 6 semi-detached dwellings was refused on 8 grounds relating to a staggered layout harmful to the streetscene, sub-standard separation distances, an unacceptable shared one-way driveway system, inadequate bin storage, and conflicting information between drawings. The current proposal reverts to the previously approved quantum of 4 dwellings.

4. The Proposal

4.1 The application seeks planning permission for the erection of 4 new residential dwellings comprising:

- Plots 1 and 2 - Semi-detached pair (Houses A and B), each 259m² gross internal area, 3 storeys. Plot 1 has pedestrian access from Park Road and car parking from Brooklands Road. Plot 2 has all access from Park Road.
- Plot 3 and 4 - Detached houses (House C), 210m² gross internal area, 3 storeys, all access from Park Road.

4.2 All dwellings significantly exceed the National Described Space Standards minimum requirements and are designed to the accessible and adaptable standard in accordance with Part M4(2) of the Building Regulations.

Layout and Siting

4.3 The proposed dwellings are arranged in a consistent linear manner along the Park Road frontage, reflecting the established building line and the rhythm of the existing streetscene. The layout is consistent with the urban grain of Park Road and the character of the surrounding area.



4.4 Plot 1 is positioned at the corner of the site with its principal frontage addressing Park Road and car parking from Brooklands Road, making positive use of the corner plot.

4.5 Appropriate separation distances are maintained throughout. All rear-facing habitable room windows maintain a minimum separation of 7 metres to the rear boundary in accordance with SPD6.

Access and Parking

4.6 Vehicle access to the site is provided as follows:

- Plot 1 - pedestrian access from Park Road, car parking from Brooklands Road.
- Plots 2, 3 and 4 - each served by an individual private driveway with a separate dropped kerb off Park Road.

4.7 Each dwelling is provided with 2 off-street parking spaces within its own curtilage in accordance with SPD11 standards for a high-access area.

4.8 Three individual driveways serve Plots 2, 3 and 4 off Park Road, with one further access from Brooklands Road serving Plot 1. Individual driveways serving individual houses are well established on both Park Road and Brooklands Road and are entirely consistent with the character of the area.

Design and Materials

4.9 The proposed dwellings adopt a contemporary residential design approach that responds positively to the character of the surrounding area. The elevations incorporate depth and variation through pitched roof projections and a considered fenestration pattern.

4.10 External materials comprise red brickwork at ground floor level, render at upper floor level, and grey roof tiles, reflecting the palette of the existing streetscene.

4.11 The scale, height and massing are consistent with the adjacent residential properties and sit comfortably within the streetscene.

Landscaping and Amenity Space

4.12 Each dwelling is provided with a private rear garden. Garden areas vary in size due to the angled nature of the rear boundary but are all of sufficient size to provide a functional outdoor space.

4.13 The landscape proposals include lawned front garden areas, permeable paved driveways, 1.8m high timber boundary fencing, new hedgerow planting, cycle storage, bin storage, and a new entrance gate and brick piers to match the existing boundary treatment.

4.14 Refuse and cycle storage is provided within each plot, clear of the adopted highway, positioned to enable straightforward collection.

5. Planning Policy

National Policy - NPPF (December 2024)



5.1 The NPPF places a presumption in favour of sustainable development at the heart of the planning system. Where relevant housing supply policies are out of date, permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits.

5.2 Substantial weight is to be given to the use of brownfield land within settlements for new homes. The application site is a vacant brownfield plot in a sustainable urban location.

5.3 Development should only be refused on highway grounds where there would be an unacceptable impact on highway safety or severe cumulative impacts on the road network.

Local Policy

5.4 The Development Plan for Bury comprises the Unitary Development Plan (August 1997) and Places for Everyone (adopted March 2024). The following policies are relevant:

- H1/2, H2/1, H2/2, EN1/2, HT2/4
- SPD6, SPD11
- JP-H1, JP-H3, JP-H4, JP-G8, JP-S2, JP-C6, JP-C8

6. Planning Considerations

Principle of Development

6.1 The principle of residential development at this location is not in question. The Council has granted permission on this site on four separate occasions over eight years for schemes of between 3 and 9 dwellings. The current proposal of 4 dwellings is entirely consistent with that established position and accords with Policy H1/2.

6.2 The site is a vacant brownfield plot with a GMAL rating of 6. Bury's Housing Delivery Test result published in December 2024 is below 75%, triggering the tilted balance under NPPF paragraph 11(d). The presumption in favour of sustainable development applies with full weight.

Layout and Streetscene

6.3 The proposed dwellings are arranged in a consistent linear manner along the Park Road frontage, reflecting the established building line and the rhythm of the surrounding streetscene. The layout is orderly, reads well in the streetscene, and is wholly consistent with the surrounding urban grain and the approach accepted by the Council under Ref 68707.

Impact on Residential Amenity

6.4 SPD6 requires a minimum separation of 7 metres between a first floor habitable room window and a directly facing boundary. The proposed layout achieves this across all plots and the relationship with No. 71 Brooklands Road is acceptable throughout.

6.5 The consistent linear arrangement of the plots means there is no overbearing relationship, loss of sunlight or loss of privacy between any of the proposed dwellings.

Highway and Access



6.6 The access arrangement is straightforward. Plots 2, 3 and 4 are each served by an individual private driveway off Park Road. Plot 1 has pedestrian access from Park Road and car parking from Brooklands Road. Each dwelling has 2 in-curtilage parking spaces in accordance with SPD11.

6.7 Individual driveways serving individual houses are entirely consistent with the character of Park Road and Brooklands Road. The Highway Authority raised no objection to a comparable arrangement under Ref 68707 and there is no basis for a different conclusion here. NPPF paragraph 116 requires an unacceptable impact on highway safety or severe cumulative network impacts before refusal on highway grounds can be justified. That threshold is not met.

Design

6.8 The design and materials respond positively to the character of the surrounding area. Red brickwork, render and grey tiles reflect the palette of the existing streetscene. The scale and massing are consistent with neighbouring properties. The Council accepted a closely comparable design approach under Ref 68707.

Living Conditions

6.9 All dwellings exceed national space standards, are dual aspect, provide private outdoor amenity space, and are built to accessible and adaptable standards in accordance with Part M4(2) of the Building Regulations.

Biodiversity Net Gain

6.10 A Biodiversity Net Gain assessment has been prepared by Verity Webster Ltd (March 2026) and is submitted as part of this application. The mandatory 10% net gain requirement will be achieved through a combination of on-site measures and the purchase of off-site biodiversity credits in accordance with the statutory process under Schedule 7A of the Town and Country Planning Act 1990.

Other Matters

6.11 Each dwelling will be provided with an EV charging point and full fibre broadband connectivity. Drainage will be designed in accordance with the SuDS hierarchy.

7. Conclusions

7.1 The proposed development of 4 dwellings at 72 Park Road is acceptable in planning terms for the following reasons:

- The principle of residential development is firmly established.
- The layout is consistent and orderly, reflecting the established building line and character of the Park Road streetscene.
- Separation distances comply with SPD6 across all plots and the relationship with neighbouring properties is acceptable throughout.
- The access arrangement comprises individual driveways serving individual houses, consistent with the character of the area and with what Highways accepted without objection under Ref 68707.
- The design and materials respond positively to the character of the surrounding area.

- All dwellings exceed national space standards and meet accessible and adaptable standards.
- The mandatory 10% biodiversity net gain requirement will be met through on-site measures and off-site credits.

7.2 The proposal accords with the NPPF, the Bury UDP and Places for Everyone. The tilted balance applies and there are no adverse impacts that would significantly and demonstrably outweigh the benefits.