



Design and Access Statement

Proposed Double Storey Rear Extension &
Single Storey Side Infill Extension

129 Manchester Road, Ramsbottom, BL9 5NL





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Introduction

- 1.0 Purpose of this document
This Design & Access Statement has been developed in support of a full planning application for the construction of a double storey rear extension and a single storey front extension with a small porch infill.
- 1.1 This Design and Access Statement has been prepared in line with the latest advice based on policy and supporting documentation.
- 1.2 This document should be read in conjunction with all other documents and drawings that form the planning application.
- 1.3 Relevant Site History
There was a previously approved application for a single storey front extension. Works under this approval have not been undertaken. We would like to amend the roof of the single storey front extension along with an additional 2 storey rear extension.
No building works are being undertaken on-site
- 1.4 Relevant Planning Policies
National Guidance
National Planning Policy Framework (NPPF) – February 2019
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties. Development (June 2016)
H2/3 Extensions & Alterations
EN9/1 EN9/1 - Special Landscape Areas
OL1/2 OL1/2 - New Buildings in the Green Belt
H2/3 H2/3 - Extensions and Alterations

Context

2.0 Wider Context

2.1 The property is number 129 on Manchester Road (A56) which connects Bury to Ramsbottom and Edenfield.

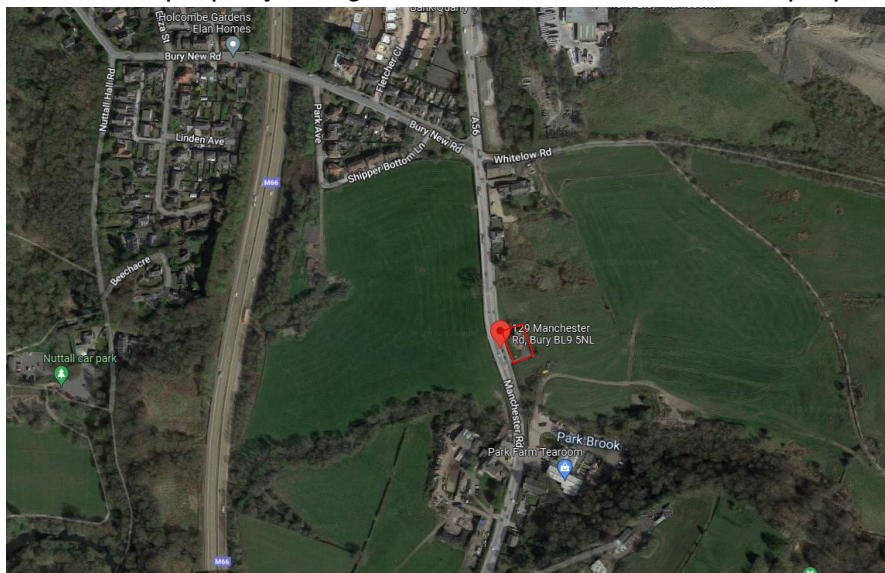
2.2 Junction 1 of the M66 is located a short distance away from the property heading towards Bury.

2.3 The M66 is a main Route that connects you to the M65 towards the North linking you towards Blackburn and Burnley. Or to the South the M66 leads on to the M60 Ring Road around Manchester.

2.4 The nearest bus route can be found on Manchester Road at the neighbouring Park Farm Bus stops in both directions. The Bus stops are just a 2 minutes' walk from the property.

2.5 Site Context

2.6 The property sits within a rural setting overlooking farmers fields to the front of the property along the A56 and to the Rear of the property.



Map showing Manchester Road (A56)

2.7 The property sits along the eastern side of Manchester Road with its neighbouring properties spread out with Whitelow Road to the North or Park Farm Tea Room to the south. To the West side of Manchester Road is farm land overlooking the M66.

2.8 The properties along Manchester Road vary in scale and style. Below are a series of images of the surrounding properties to 129 Manchester Road.



211 Manchester Road, a large 2 storey dwelling with Pebble dash render finish and stone Features with a slate roof.



Further Along on the opposite side of the road we have Park farm 206-210 Manchester Road which is a large stone farmhouse and stone barn structure with slate roof.

On the opposite side of the road there is converted stone church that has been converted into apartments, Adjacent to the church is Park Farm shop which is corrugated steel clad unit.



129 Manchester Road is bungalow of brick and pebble dash render and a terracotta clay tile roof slate.



The neighbouring property is a 2 storey Stone and rendered house with a traditional slate roof.



Next door is a cluster of stone 2 storey houses with stone and slate barn structures leading along Whitelow Road.



As a contrast when you take a left down Bury new Road you have a street of large semi-detached houses with bay windows. The house along this street are predominantly brick, UPVC cladding and Slate roof structures.

- 2.9 The property is the only dwelling along the street of its scale and materials. The property is not overlooked by any neighbouring properties and is in an isolated location.

Proposed Scheme

3.0 This house has been my clients family home for many decades. It was her childhood home and was the home to her parents for many years after she moved out in her early adulthood.

My client inherited the property a number of years ago and moved into the property with her husband and children. Due to my clients growing family the current house arrangements are quickly becoming outgrown. The current house has 3 bedrooms, 2 on the ground floor and an additional bedroom has been added into the loft void.

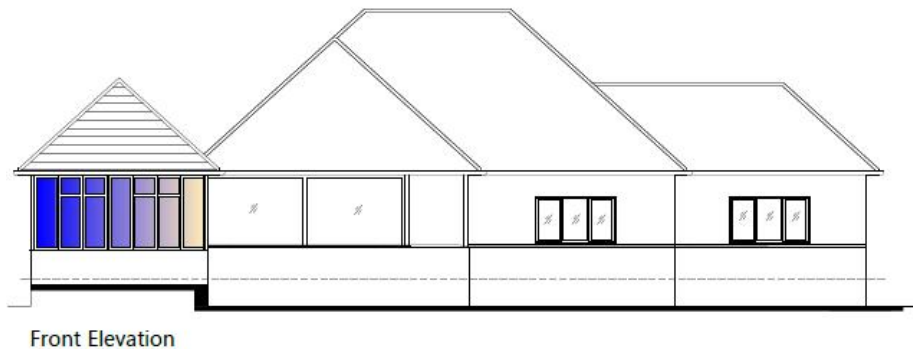
My client has 4 children and desperately needs 2 additional bedrooms to provide all children with their own bedrooms. While her two eldest children have shared a room up to now, they are at an age where they really need to have their own private spaces.

The house has undergone a number of changes over the decades which has left the layout of the house a little unpractical, so we have looked at redeveloping the internal space to improve the usability of the house.

Due to the sentimental history that the home has my client does not want to sell the property and look for an alternative home, instead we want to try and reconfigure the house to provide all the needs of my client and her family.

3.1 Planning Application 65981 approved in October 2022 was for a single storey extension to the front side elevation which infilled the corner of the building's footprint. The Design of the previously approved application formed a separate pitched roof that created a new additional living space that looks very separate to the main house.

In the view below of the approved plans you can see the roof of the extension looks segregated from the main roof and it looks like a new add on.



Snap shot of approved Planning Application 65981

- 3.2 We would like to amend the previously approved planning permission to create a roof above the extension that connects the new extension to the main house. This will also provide a more useable loft space which will provide a slightly larger room within the loft to make the most out of the space.
- 3.3 We are also applying for an additional 2 storey rear extension to the back of the house. The design of the proposed extensions has been designed in a way to improve the previous amendments that have occurred over the years. A dormer has been previously added to the rear elevation which does not tie in with the main house as you can see below.



Photo of the rear existing dormer that does not enhance the design of the house.



We are proposing a two storey rear extension which has been designed to follow the line of the existing roof so that from the front elevation you will not be able to see the new addition. The new 2 storey extension follows the line of the existing dormer but continues out to provide a new space at ground floor. Refer to drawing numbers A1.10, A1.11, A1.12, A1.13, A1.14, A1.15, A1.16) for further details.

- 3.4 The proposals have been designed using the same materials as the existing house which includes brick at low level, pebble dashed render and red clay roof tiles.
- 3.2 The proposed Application is unique within the surrounding context as the property is the only single storey dwelling of this style. All the neighbouring properties are 2 storeys, stone or rendered dwellings. We are not increasing the height of the existing roof, but we are trying to provide additional living space to the first floor loft space to meet the clients' needs. With 4 children my client really needs to have 5 bedrooms to provide all children with their own bedrooms. The only way to achieve this is to add additional bedrooms at ground and first floor. The 2-storey extension provides a solution to the clients' needs while not having an impact on the street view.
- 3.3 The rear extension continues the same pebble dashed rendered to the full height of the extension which we feel is an improvement on the UPVC cladding of the current dormer.
- 3.4 The new corner to the 2-storey extension will benefit from a corner feature window that will capture the uninterrupted views to the East and South. The only Place where this side extension can be seen is from the owner's current driveway. Due to the site's topography, there are no other properties that will overlook the proposed works to the rear.



Indicative Image of Proposed rear extension

3.5

We are also proposing to enclose the existing front porch area to provide a sheltered entrance so that there is a double door porch to provide some weather protection when opening the door.



Photograph of Existing open porch area

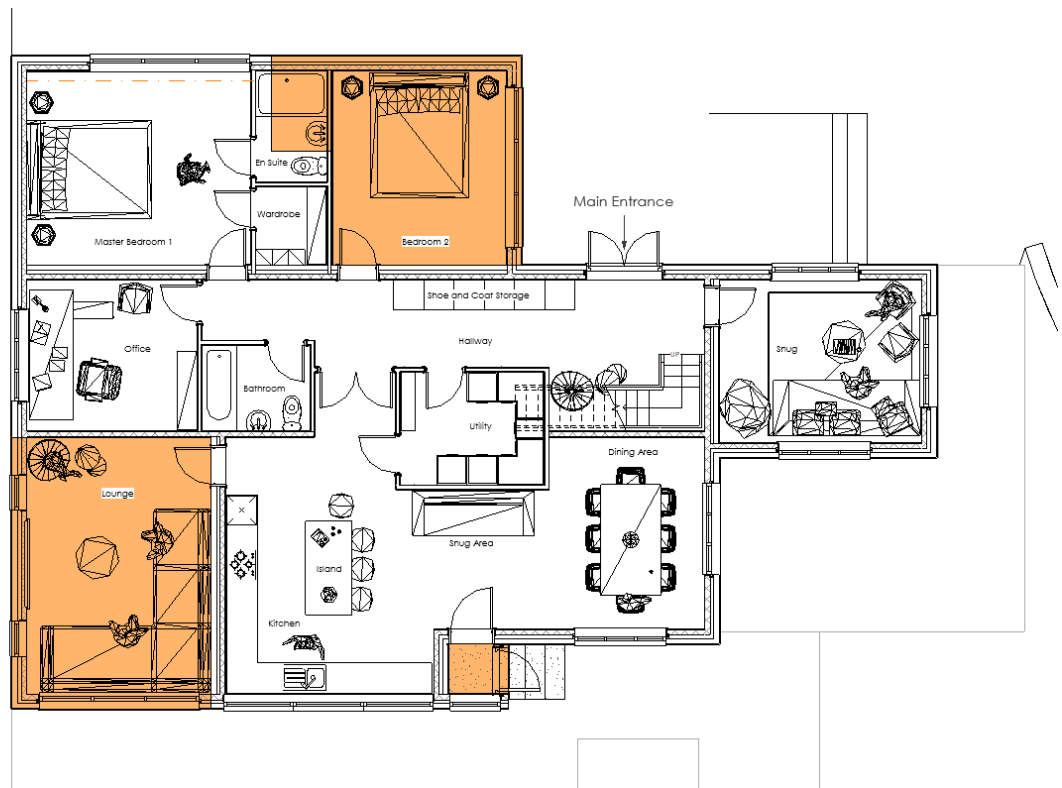


Proposed Visual of Proposed infilled porch area

- 3.6 We are also proposing to maintain the brick wall and corner post and add a window to the front side and then a new front door to the right-hand side at the top of the stone stairs. This will provide additional security for the front entrance and will also provide additional protection from the weather as this is the predominately exposed extension.

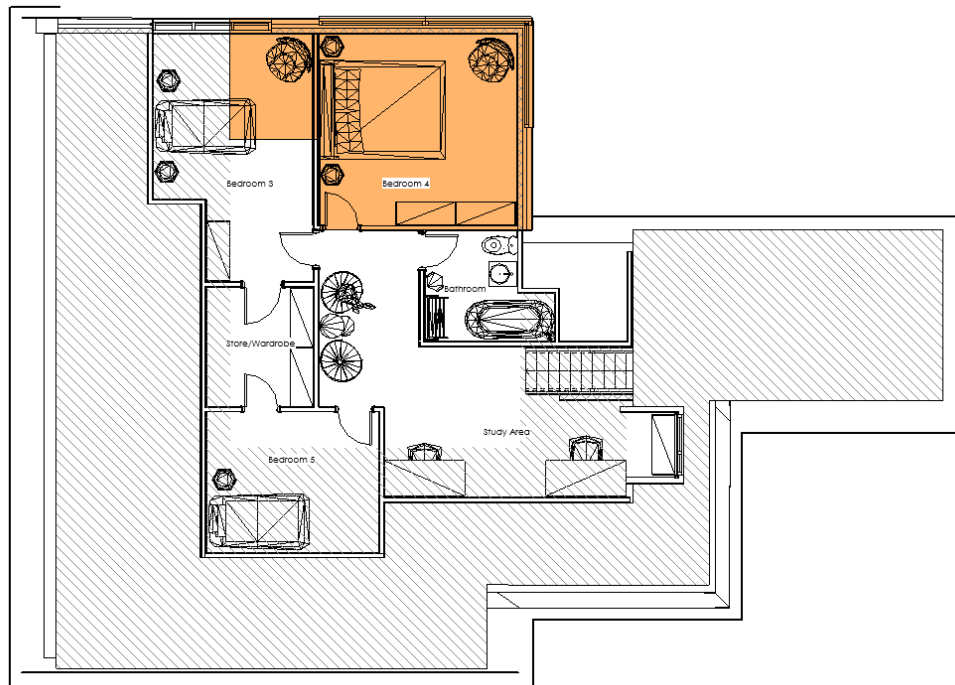
Layout

- 4.0 The New additions are of a scale that will not have an adverse impact on the overall layout around the dwelling. The proposals cover much less than 50% of the external space.
- 4.1 The new additions ensure that the internal layout is fit for purpose for the client. The current property has 3 bedrooms. The intention of the proposals is to convert the house to accommodate 5 bedrooms for the full family along with sufficient living space for a family of 7.
- 4.2 The Layout has been altered at the ground floor to provide the bedroom accommodation to the rear of the property providing a more secure and private location. You can see in the image below bedroom 2 has been formed in the new extended area. The front of the building has the main living spaces to maximise the views out over Manchester Road and beyond. The new Front Extension infill provides a new lounge area.



Proposed Ground Floor Plan showing new additions

- 4.3 The Internal layout has been amended to meet the client and her family's lifestyle. By reconfiguring the space, we have provided 5 bedrooms which was the clients main requirement to ensure that each child can have their own room. The youngest child is currently in the parents' bedroom as there is no other space within the existing dwelling.



Proposed First Floor Plan showing new additions

- 4.4 At first floor by amending the roof to the new front extension this has allowed a more useable roof arrangement that will maximise the area that has adequate head height. While the first floor loft space is still highly compromised with low head heights in the above plan you can see where we have managed to provide 2 small single bedrooms and 1 double bedroom along with a bathroom with some of the lower unhabitable spaces being utilised as storage or desk areas.

Scale

- 5.0 The New additions are of a scale that will not have an adverse impact on the overall massing of the property.

- 5.1 The proposed extensions will not increase the height of the existing roof; it has been designed in a way to be below the existing ridge of the roof to have a minimal impact on the scale and mass seen from public viewpoints.

- 5.2 The new Porch infill will have no change to the existing roof line. The infill of the current surrounding will create an additional internal floor area of 1.1 Meters ²

- 5.3 The New single storey extension infill for the existing corner which has been previously approved under application 65981 creates a new additional footprint area of 21.5 Meters ²

- 5.4 The New 2 storey extension to the rear creates a new additional footprint area of 17.9 Meters ²

- 5.5 The Existing building footprint is 141 Meters²
 The Proposed building footprint is 178 Meters²
 Proposed Increase on Building footprint is 37 Meters²
 Proposed Percentage area to footprint is 26% Increase

- 5.5 The existing internal floor Area at ground floor is 120 meters²
 The existing internal floor Area with a head height over 2 meters is 14 meters²
 Additional useable space with restricted head height 25 meters²
 Total Existing Floor Area 134 meters²

- 5.6 The proposed internal floor Area at ground floor is 158 meters²
 The proposed internal floor Area with a head height over 2 meters is 46 meters²
 Additional useable space with restricted head height 24 meters²
 Total proposed Floor Area 204 meters²

- 5.7 This provides an increase of floor area of 70 meters² which is an increase of 52%

Materials

- 6.0 The proposed additional extensions will utilise the existing materials of the existing building which includes brickwork to the lower level and pebble dashed render. The pitched roof will be red clay tiles to match the main roof.
- 6.1 We will replace the windows and doors with UPVC and Aluminium to match the existing.

Highways

- 7.0 The application will have no impact on the existing highways or access to the site.

Conclusion

- 8.0 The proposed planning application is seeking approval for a double storey rear extension and a single storey extension along with the enclosure of the existing open porch area.
- 8.1 Previously approved planning application 65981 granted permission to infill the front left-hand corner with a single storey extension. We are proposing to follow the same footprint of the previously approved proposal. We are proposing to change the form of the roof to connect the addition to the main roof which will create additional loft space to the first floor.
- 8.2 The Proposed porch enclosure will have no change to the overall form of the dwelling. The roof already overhangs the proposed porch area and there is already a brick wall up to mid height. We are proposing to add a window above the brick wall and add a new door to the return side.
- 8.3 The proposed rear extension extends up to the back line of the existing dwelling and incorporates the existing rear entrance lobby area. The



Extension is 5 meters in width at the widest point and is 4 meters from the main face of the back elevation.

The proposed 2 storey extension has a flat roof which will allow additional first floor space. If the extension followed the pitch of the existing roof it would only provide an addition to the ground floor space which wouldn't provide the client with the additional bedroom space that is needed.

- 8.4 Due to the nature of the bungalow the roof pitch is steep which provides quite a high ridge level, however the form actually provides very little space within the loft area. This property is the only single storey dwelling with all surrounding properties being 2 storey structures.

The easiest solution would be to increase the roof height and to create a full first floor however we are proposing to minimise any visual impact to the street scene therefore the proposed 2 storey extension to the rear provides the client with sufficient living space without any change to the front elevation.

- 8.5 In terms of openness the proposed works will not significantly impact on the openness and the ridge height of the roof remains unchanged. The proposed works achieves the clients' requirements with minimal change to the overall footprint compared with providing a larger single storey extension which could be perused under permitted development.

- 8.6 The proposed external finishes are proposed to match the existing building and will satisfy Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 8.7 The property holds sentimental value for my client, and it has been her family home for the past 3 decades. Rather than sell the property and look for a larger property my client wants to stay in the house that shares so many memories of her childhood and from her parents. Therefore we have been instructed to create more space for her growing family of 6 which cannot be sustained in the current arrangement.

- 8.8 The proposed works will have no change to the street scene and due to the topography of the site there will be no change to any surrounding neighbours.

- 8.9 The works will provide minimal increase to the footprint compared to the alternative option of creating a larger single storey rear extension.
- 8.10 The proposal will also provide 3 bedrooms to the first floor which will allow the 3 youngest children to sleep upstairs which comes with the additional security for my client. The dwelling is in a large open setting so to have all bedrooms accessible from the ground floor poses some additional security / safety concerns for my client.
- 8.11 The proposed application has been designed in a way to be sympathetic to the existing dwelling. We have tried to be respectful of the existing form with the proposed works falling within the ridge height and maintaining the pitch of the roof pitch to the front and side elevations.
- 8.12 The proposed rear extension with a flat roof will replace the existing dormer which is not in-keeping with the main house with white UPVC cladding panels. The overall finished works will tie the old and new together and will ensure that the dwelling feels as complete and intentional as possible.