



Design & Access Statement

4 Acre Cottage, Harwood Road, Bury, BL8 3PT

Author
Date

SKY Design & Consulting Ltd
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Introduction

SKY Design & Consulting Limited have been appointed by Mr & Mrs. Nally as project agents to manage all application requirements for the intended works to their dwelling/site.

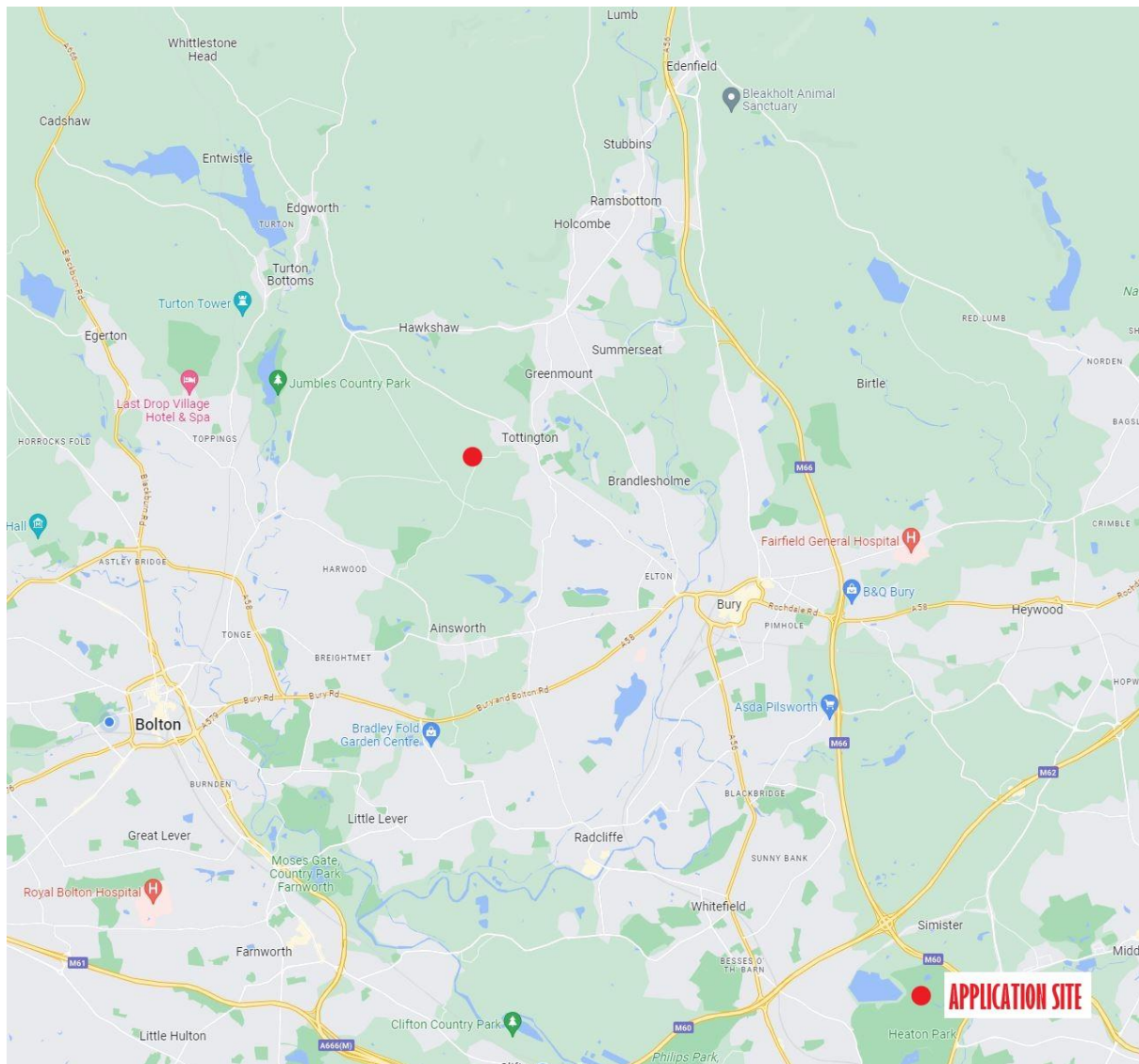
This document is to supplement the Householder planning application and provide support and context to the proposed development.

No pre-application advice has been sought.

1.0 The Site & Surroundings

1.1 The dwelling is located within a mixed residential and agricultural area to the north-west of Bury town centre.

1.2 In planning terms, the site is in an area of Green Belt (Policy OL1), West Pennine Moors (Policy OL7) and Special Landscape Area (Policy EN9). The surrounding context to the site is a mixture of residential and agricultural, with a clear association with the built surrounding context along Harwood Road.



Google Map extract to demonstrate site location in relation to Bury and Bolton town centres

1.3 Bury and Bolton town centres are generally equidistant from the application site.

I.4 The site has excellent transport links to the wider region. The M66 Motorway is located approximately 9.3km drive (14-minute drive) from the site which provides access to other major motorways such as the M60, M62 and M65. The nearest rail station is Bromley Cross which is located within a 5km drive of the site (8-minute drive).

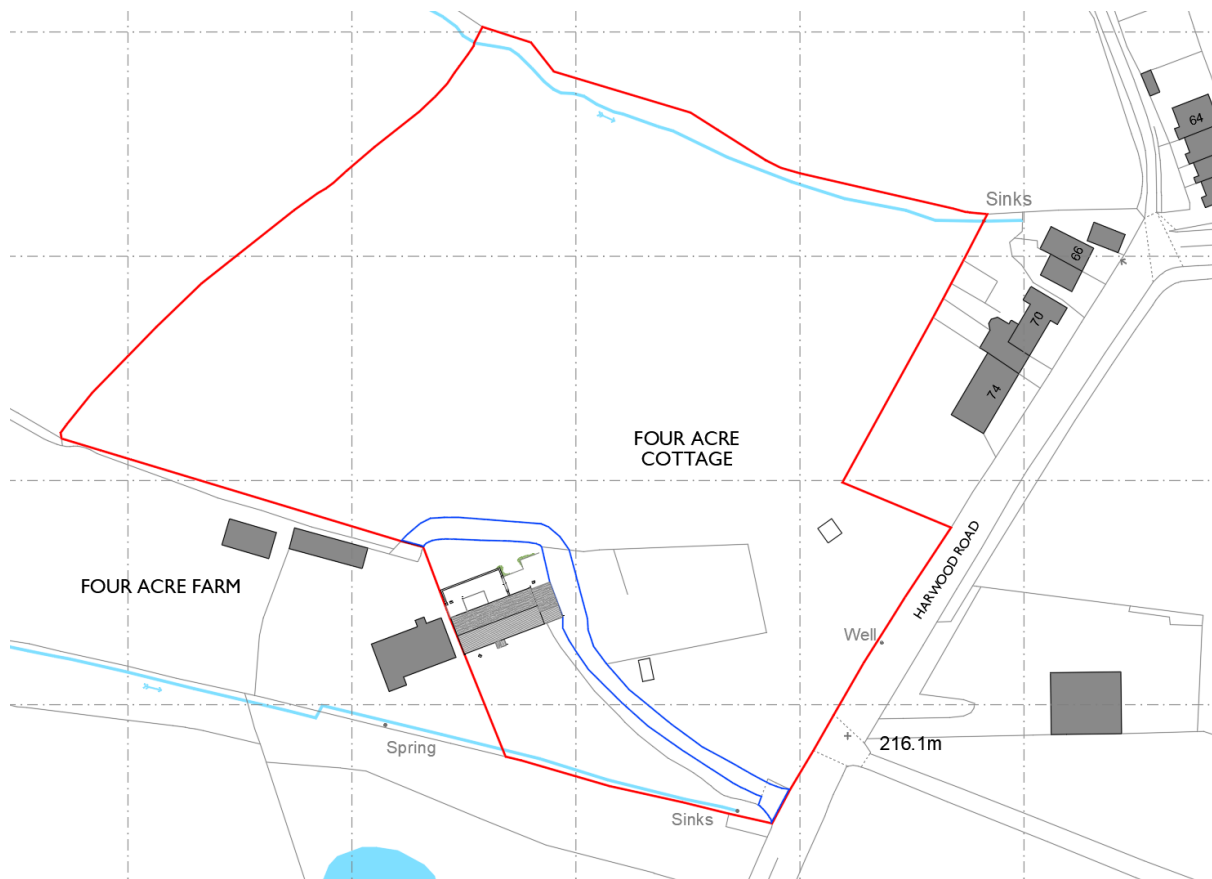


Google Maps extract to demonstrate site locality on fringe of residential sprawl



3D Google Maps extract to demonstrate the regular semi-detached housing arrangement and proximity of properties to Cedric Road

I.5 The application site lies to the west of Harwood Road with a south facing front elevation. The application site is vast, spanning 4.839 acres.



I.6 There is a long driveway that provides access from Harwood Road to the private car parking hardstanding area to the side of the property. The driveway is under the applicant's ownership but holds a right of way over it to allow access to the neighbouring property, Four Acre Farm.



Relationship between application Site (left) and neighbouring Four Acre Farm
Source – Google Maps

1.7 Four Acre Farm is a detached stone-built property sited directly west of the application property and was reconstructed in relatively recent past. Four Acre Farm also has 2No significant out-buildings located to the north-west of the main property.

2.0 The Property

- 2.1 The property is a detached dwelling, formerly serving agricultural usage, finished predominantly with white rendered façades and grey slate roof.
- 2.2 The property is a substantial 2-storey dwelling with single storey structures to the side and rear elevations respectively and an entrance porch to the front elevation.
- 2.3 The window arrangements are in linear formation and generally consistently spaced.



Front Elevation



Rear Elevation



Side Elevation

3.0 National Planning Policy

The National Planning Policy Framework (NPPF) as revised on 20th July 2021 has been considered within this application. The relevant sections of the NPPF are considered below.

The NPPF includes a presumption in favour of sustainable development which is recognised as having three mutually dependent dimensions: economic, social and environmental. The NPPF advises that these should be sought simultaneously through the planning system in conjunction with high quality design. The NPPF also advises that the presumption in favour of sustainable development means in practice that development which accords with the Development plan should be approved without delay and that where a Development Plan is out of date or silent, permission should be granted unless any adverse impacts from the proposal would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate that the development should be restricted.

Core Principles

The NPPF sets out 12 Core Planning Principles. These are that Planning should:

- Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk, and coastal change, and to encourage the reuse of existing resources including conversion of existing buildings;
- Reduce pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies within the Framework;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value;
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas; and

- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

Those principles most relevant to this proposal are considered below. Specifically with regard to Heritage the NPPF sets out how proposals should be viewed:

NPPF paragraph 200 states:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

NPPF paragraph 202 states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

4.0 Planning Policy Context

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that:

“Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.”

Development Plan

- 4.2 The Development Plan for the application site comprises of the Bury Unitary Development Plan (UDP) adopted on 29th August 1997. The Council is currently working to replace the UDP with a Local Plan. Key policy documents that comprise ‘material considerations’ include to the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), and any local supplementary planning guidance documents considered relevant to the proposal.
- 6.3 According to Bury’s policy map, the site is allocated as Green Belt (Policy OLI) of the UDP. The site is also located in the West Pennine Moors (Policy OL7/2) and in a Special Landscape Area (Policy EN9/1). An excerpt showing the application site in the context of the wider area is included above.

Bury Unitary Development Plan

- 6.4 The Bury Unitary Development Plan was adopted on 29th August 1997. Given the age of the UDP, the Council undertook a review of the UDP against their consistency with the NPPF in March 2013. The following Bury UDP policies are considered relevant to this application:
- Policy OLI/2 New Buildings in the Green Belt
 - Policy OL7/2 West Pennine Moors
 - Policy EN9 Landscape
 - Policy EN9/1 Special Landscape Areas
- 6.5 Policy OLI/2 states that the construction of new buildings in the Green Belt as inappropriate development, but outlines exceptions to this, of which “limited infilling in existing villages as set out under Policy OLI/3” is included in the list of exceptions.
- 6.6 Policy OL7/2 West Pennine Moors states that throughout the area of the West Pennine Moors, the Council will control development and manage recreational activity and public access, to reduce possible detrimental effects which may have an impact on the important character of the area.

- 6.8 Policy EN9 Landscape states that the council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate.
- 6.9 Policy EN9/I Special Landscape Areas details that where any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.

5.0 The Proposed Works

5.1 The proposed works to be considered under this planning application comprise:

- Demolish existing single storey structure to rear elevation to accommodate new construction.
- Construct a 2-storey staggered rear extension, with first floor massing stepped back to reduce massing.
- Construct detached garage to east of the property to provide secure car parking facility.

6.0 Design Consideration and Impact

6.1 The existing property sits in an elevated position from Harwood Road and is generally screened from the road by trees along the eastern boundary.

6.2 The proposed detached garage is scaled to suit the proportions of the existing single storey structure to the dwelling on the opposite side of the driveway. It has been clad with a timber façade to provide an agricultural aesthetic and be sympathetic its surrounding.

6.3 The proposed extension provides a staggered elevation, with the first floor rendered element stepped back to reduce massing and negate detrimental visual impact upon the neighbouring dwelling.

6.4 The choice of materials has been considered to further reduce massing, whilst providing a balanced aesthetic. The rendered first floor element will match the existing rendered façade and provide a softer texture, whilst the stone ground floor façade will match the existing boundary walls and provide a solid feeling plinth.

6.5 The dual-gable arrangement to the rear elevation has been proposed to ensure that the ridgeline of the proposed roof sits significantly below the existing main roof ridge. The extension is intended to be subservient to the existing dwelling. The dual-gable arrangement is also a design factor that can be found at White Paddocks, the next farmstead along Harwood Road – see extract below:



Example of dual-gable arrangement with similar materials to proposed scheme found at neighbouring farmstead, White Paddocks

Source – Google Maps



Image to demonstrate proximity of White Paddocks to application site

Source – Google Maps

6.6 The car parking arrangement will be improved with the addition of the detached garage. The applicants wish to have secure car parking available as current provisions only offer outdoor parking.

6.7 There will be no temporary or permanent effect to the shared right of way serving the neighbouring property, Four Acre Farm.