

Design and Access Statement in support of a planning application for a 3 bedroomed detached bungalow on land to the rear of 20 Longsight Road, Bury BL09TD

Summary.

20 Longsight Road is a substantial detached property in a residential area of Holcombe Brook.

Recently the land to the north, the former Holcombe Brook Tennis and Sports Club, site was developed for flats by McCarthy and Stone.

The property to the south, 22 Longsight Road, has had permission granted for substantial extensions (66948), that nearly double the size of the property and extends some 13 metres into the rear garden with attached garden room, utility room and storage.



This application is a proposal to develop part of the site with a single, bespoke designed, 3 bedroomed single storey property with mono pitched green roofs, a grey water management system, car and bicycle parking.

Development of the scheme.

The property, 20 Longsight Road, came on the market earlier in 2022.

The detached house is in a very large plot, much larger than the neighbouring single residential properties.

The house had previously been extended and had two detached garage buildings in the rear garden. Some of the extensions were out of character with the property, i.e. a two storey flat roofed side/rear extension, and a householder application has been submitted to bring the house up to modern standards in terms of residential amenity and design.

The character of this part of Longsight Road has changed considerably, over the recent years, with the flat development for McCarthy and Stone on the northern boundary of the site and large extensions to existing properties on either side of Longsight Road, especially on the southern boundary of the site.

The development of Holcombe Close, on the western boundary of the site, breaks from the traditional layout of properties in this part of Holcombe, and created a precedent for a non-linear form of development, in this case a short cul-de-sac with 4 large detached properties.

Marketing of 20 Longsight Road showed that potential purchasers did not have a demand for extremely large rear gardens and, given the lack of a consistency of the form of development in this area, the redevelopment of the site for a suitably designed single dwelling was considered reasonable.

Consideration of saved Unitary Development Plan Policies

The following saved UPD policies are of relevance to the scheme:

Key Policy

1. H2/6 - Garden and Backland Development

The Council will not permit proposals which will result in the loss of private gardens and backland for infill development *unless* such proposals can be shown not to adversely affect the character and amenity of the area.

When assessing proposals, special regard will be given to:

- the concentration of such development in the surrounding area;
- the relative density of the proposal to that of the surrounding area;
- the impact on neighbouring properties and the local environment;
- access arrangements.

Looking at each of these criteria in turn:

- *the concentration of such development in the surrounding area*

In terms of the above criteria the general grain of development in Holcombe Brook is very varied with detached, semi and terraced development as well as large scale flat development, immediately to the north boundary of the site.

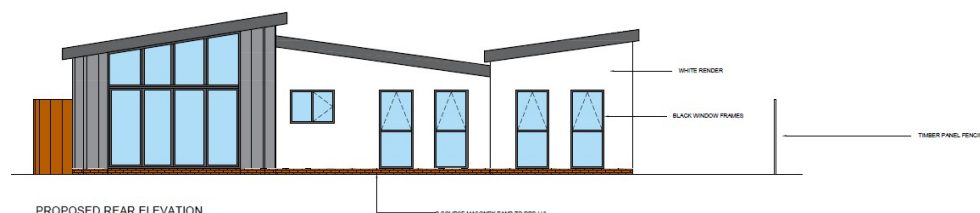
The land to the western boundary has already been developed with a backland form of development with large detached properties.

- *the relative density of the proposal to that of the surrounding area;*

This single dwelling will not be so dissimilar to the mixed form of development in this area as to be detrimental to the visual amenity of the area.

- *the impact on neighbouring properties and the local environment;*

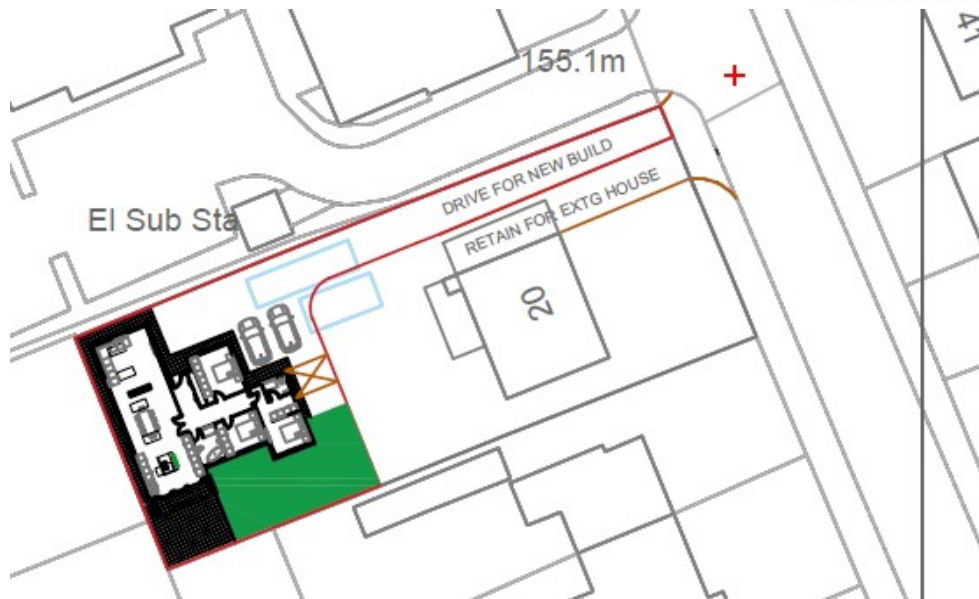
The proposed form of development, a bungalow with green mono pitched roofs, will ensure that there is no harm to the residential or visual amenity of the surrounding properties.



- *access arrangements.*

The property currently has a well designed, wide access onto Longsight Road.

It is proposed that this access be split into 2 driveways, one for the existing property, and one for the new property.



In broad terms the development of this site meets the criteria set out in policy H6/1 to such an extent that it is appropriate development for this site.

Other Policies

2. Policy H1/2 - Further Housing Development The Council will have regard to the following factors when assessing proposals for housing development on sites not identified on the Proposals Map:

- the need to direct development towards the urban area;
- the availability of infrastructure;
- the need to avoid the release of peripheral open land, unless this can be shown to be consistent with urban regeneration;
- the suitability of the site in land use terms with regard to amenity, the nature of the local environment and surrounding land uses;
- other policies and proposals of the Plan.

In terms of this policy this site is in a sustainable location in that it is within the urban area, has the availability of infrastructure, avoids the release of open land, and is suitable in terms of the local environment and uses.

In addition this property would be a 'windfall' site that will help the Council with its statutory requirement to grant permission for new residential properties in the Council's area.

3. H2/1 - The Form of New Residential Development All new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include:
- the height and roof type of adjacent buildings;
 - the impact of developments on residential amenity;
 - the density and character of the surrounding area;
 - the position and proximity of neighbouring properties;
 - the materials to be used in proposed developments, especially their colour and texture.

In general, the proposed dwelling has been designed so as to meet all the requirements of the council.

Looking at the criteria in turn:

- *the height and roof type of adjacent buildings;*

There is a mix of property types in the area and this one has been designed not to match those but to provide an alternative form, whilst ensuring is of a high standard of design and ensuring the its impacts in both visual amenity and residential amenity are met.

- *the impact of developments on residential amenity*

The property has been designed so that the councils aspect standards are meet in all terms including distances between habitable room windows and gable walls.

In addition as 2m high screen fence is to be erected on all boundaries, ensuring no over looking for, or without, the private garden areas of the adjacent properties or this new property.

- *the density and character of the surrounding area;*

As stated above, there is no established grain of development in this area, with 'backland' development and larger scale flat development being interspaced with semi and detached housing development.

The secluded nature of this location means that its impacts on the surrounding area is very limited and not so great as to cause a detriment to the visual amenity of the area.

The property will maintain the residential nature of the area.

- *the position and proximity of neighbouring properties;*

The site is such that is maintained suitable spacing between itself and the neighbouring residential properties.

- *the materials to be used in proposed developments, especially their colour and texture.*

The proposed white render for the bulk of the building picks up on the typical render features of many of the properties in the area.

The rest of the materials, brick dado, zinc cladding and the green roofs, are modern interpretations of cladding and roofs and give the property a contemporary appearance that blends in well to its setting.

4. H2/2 - The Layout of New Residential Development New residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include:
 - car parking provision;
 - access for both vehicles and pedestrians, and provision for public transport;
 - *the possible need for traffic calming measures; Not relevant*
 - density;
 - space about and between dwellings;
 - landscaping and screening;
 - protection/provision of trees and hedgerows;
 - *open space/children's play areas; not relevant*
 - design for safety and security;
 - access/facilities for the disabled;
 - *the existence of any public rights of way. Not relevant.*

Highways and Parking issues-

In relation to highway impacts, the proposal would be assessed against policies H2/1 and H2/2 of the Bury Unitary Development Plan and the maximum parking standards as set out in SPD11.

This requires 2 spaces in high access areas, within which this site is located.

It is on a main bus route and within 200m of a local shopping centre with a Co-op convenience, bakery, two take aways and other local shops, Holcombe Brook Precinct.

The site has a separate access from Longsight Road, a turning area for cars to enter and leave in forward gear.

In addition, 3 cycle parking spaces are to be provided and an electric vehicle charging point.

- *Density*

As stated above in the assessment of H2/1 the proposed new property will not create such a different density of development from that within the area the site is located.

- *space about and between dwellings*

Again, as identified in the assessment of H2/1 there is sufficient space about and between buildings to allow the property to be developed without adverse impact on visual or residential amenity.

- *landscaping and screening*

The development is limited to a single domestic property and landscaping will be appropriate to a private garden area whilst the site will be screened by a 2m high closed boarded timber fence to prevent a loss of residential amenity to the gardens of this property and those residential properties adjacent.

- *protection/provision of trees and hedgerows*

There are no hedgerows or trees on the site.

- *design for safety and security*

The property is designed to ensure that the requirements of Greater Manchester Polices Secure by Design principals and best practice are met and incorporated in the property and its curtilage.

- *access/facilities for the disabled*

The property has been designed with level access and will be fully compliant with Part M.

Assessment.

Local Policy

In terms of council policies identified above, the proposal complies with the criteria set out.

The design of the modern bungalow with contemporary materials, a green roof, grey water management, adequate parking, cycle parking, and disabled access and would result in a new property that is sustainable.

SoS stated Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions.

The need for surface water management, such as the grey water management proposed, is on such change. In addition an electric car charging port will be provided.

National Policy

It is contended that the new proposal complies with these policies and, in terms of the National Planning Policy Framework is fully complied with paras 11 Decision Making, 39 on Pre-Applications and especially para 60 on providing new homes as well as para 120 (d) on developing under-utilised land.

The applicant believes that this innovative design of a property will allow the site to be developed in accordance with both local and national policy and is happy to discuss any amendments the Council may require to allow planning consent to be granted.