



**HOUSEHOLDER PLANNING FOR AN APPLICATION SHARING A
REAR BOUNDARY WITH A CONSERVATION AREA
FOR
REMOVING EXISTING GARAGE AND CONSTRUCT SINGLE STOREY
SIDE / REAR EXTENSION AND ALTERATIONS
AT
3, ASHBORNE DRIVE, RAMSBOTTOM. BL9 5PD
FOR ANDON BEHALF OF
MR JACK MALIN**

1.0 INTRODUCTION , LOCATION & SETTING

1.1 This Planning, Heritage and Design & Access Statement has been prepared to support a Householder Planning Application sharing a rear boundary to the Brookbottom and Rowlands Conservation Area by Mr Jack Malin in respect of a proposed single storey side/rear extension, along with alterations, all at 3 Ashborne Drive, Summerseat BL9 5PD

1.2 Initially, this statement describes the site and its surroundings, and sets out to consider the prevailing planning policy framework and assessing the scheme against the relevant national and local planning policies. Against this background, this Statement will conclude that the proposed development accords with all material planning considerations and that this justifies the approval of planning permission for this scheme. Finally, this document will provide a Design and Access Statement in relation to this proposal, which will consider the design approach taken in preparing this bespoke development.

1.3 Brooksbottoms/ Rowlands Conservation Area lies within the village of Summerseat, 2½ miles north of central Bury within and around a widening of the Irwell Valley. Brooksbottoms lies to the west of the A56 and the M66, with the Gollinrod Gorge and Wood to the north. The Summerseat Conservation Area lies to the south and west of the River Meander. General Character and Plan Form The Conservation Area's physical character derives from its relationship with the River Irwell, which has not only served as a source of water and power for the village's industry, but has also moulded the form of the settlement's development, initially away from the floodplain and later closer to the river. The Conservation Area consists of two loosely linked settlements of Brooksbottoms and Rowlands which sit on the slopes surrounding the wide flood plain, now with inappropriate late twentieth century infill to the east. The settlements can be viewed as distinct groupings connected by narrow winding roads and pathways. The low-piered natural stone bridges forming road crossings also make a significant contribution to the character of the area. One of the stone bridges has been suggested for addition to the Local List. The bridges serve not only to connect the two sides of the river valley but also to link the Brooksbottoms/Rowlands Conservation Area with the Summerseat Conservation Area to the west.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site shares a short rear boundary with 40 Rowlands Rd in the Rowlands and Brooksbottoms Conservation Area which is again comprised of two distinct but related parts. Rowlands lies on the high ground to the east of the East Lancashire Railway line. This area exhibits a mix of architectural styles varying from 18 century vernacular to the 19 century neo-gothic. The area also includes some excellent groups of trees notably in the churchyard and some important public spaces.

2.2 The Application Site comprises an existing dwelling which is a detached, two storey dwelling with an attached garage, located on Ashborne Drive within the built framework of the village of Summerseat. The property is a traditional brick/render built dwelling set within a large residential curtilage and private garden space.

2.3 The rear garden boundary some 28m plus from the existing dwelling is positioned directly on the shared rear boundary with the neighbouring property, '40 Rowlands Rd' within the Conservation Area, whilst the side boundaries are shared boundaries with other properties on Ashborne Drive

and the majority of the rear boundary to open farm land.

2.4 The Application property is located within the built framework of Summerseat and within an area characterised by residential development of mixed ages, designs, materials, scale, massing and architectural detailing.

3.0 CURRENT PROPOSAL

3.1 The current proposal seeks to provide a high quality, single storey extension to the existing dwelling. To facilitate this extension, it is also proposed to demolish the existing attached garage, and to replace this structure with the proposal.

3.2 The rationale for the proposed extension, is to provide additional accommodation for Mr and Mrs Malin and their family, who have lived at the property for a number of years. However, further space is now required and therefore Mr and Mrs Malin considered a move to a larger property. However, it is clear that the needs of this family can be provided through their existing home, through the extension and changes proposed through this application.

3.3 Overall, it is clear that 3 Ashborne Drive and its generous plot offer an excellent opportunity to deliver a bespoke, exciting and innovative extension, in a manner which will respect the fabric of the existing dwelling, whilst providing the accommodation required by the Applicants and their family. The proposal has been designed as a high quality architectural solution to the brief, which will improve the quality of accommodation provided, whilst respecting the residential amenities of neighbouring occupiers, and preserving the integrity, character and appearance of the adjacent Brookbottom & Rowlands Conservation Area and its setting.

4.0 PLANNING POLICY CONTEXT

4.1 To the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the Local Development Plan unless there are material considerations that indicate otherwise (according to section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

4.2 The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at Paragraph 11 of the National Planning Policy Framework, 2021.

4.3 Where the development plan is absent, silent or the relevant policies are out of date, Paragraph 11 of the National Planning Policy Framework 2021 requires the application to be determined in accordance with the presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.0 Impact on the Character and Appearance of the Brookbottom & Rowlands Conservation Area

5.1 The Conservation Area is designated due to its special architectural and historic interest, and this interest derives from the surviving historic settlement pattern and the quality and character of the historic buildings, predominantly of 18th and 19th century date. The Conservation Area encompasses the historic core of the village, which encompasses the more built-up historic

settlement core, with supporting open spaces, which are seen as making a particular contribution to the Area's character and setting.

5.2 Notwithstanding the Conservation Area designation, the NPPF encourages local planning authorities to look for development opportunities in conservation areas, and also to promote new development that makes a positive contribution to the area's local character and distinctiveness.

5.3 With regard to the context of the adjoining Conservation Area, the Application property makes a broadly neutral contribution to its character and appearance or its overall significance.

5.4 The proposed extension has been designed and sited to ensure that it is not visually intrusive or dominant within the street scene. . The scale, massing and orientation of the proposed extension will therefore ensure that it has little physical or visual impact upon the street scene or wider character of the adjacent Conservation Area.

5.5 Therefore for the purposes of assessing the impact of this development in the context of paragraph 201 of the NPPF, the contribution of this Site to the Area's significance should be best described as neutral and the proposed development will have little impact on the Area's character or appearance. The erection of the proposed extension, set back from the front elevation of the host dwelling, will not be particularly prominent in any views through the Conservation Area and it will not result in the loss of any land that can be described as making a positive contribution to its significance.

5.6 Notwithstanding this assessment, in order to further mitigate the potential impact of the proposed development on the character and appearance of the Conservation Area careful consideration has been given to the overall design approach. The proposed extension is a bespoke architectural solution to the opportunities and constraints of this plot, and the overall high quality design and appearance will make a positive contribution to the Area's local character and distinctiveness.

5.7 It is therefore considered that the proposed development will preserve the established character and appearance of the adjacent Conservation Area, providing the opportunity for an element of new development that will make a positive contribution to its local character and distinctiveness, and as such it accords with the objectives of Local Plan and the NPPF that seek to protect the significance of the Conservation Area and respects the architectural and historical interest of the nearby non-designated historical assets buildings being Rowlands House & The Rowlands. All views to and from these non-designated historical assets are unchanged therefore they have been protected and conserved.

Residential Amenities

5.8 Paragraph 130 of the Revised National Planning Policy Framework seeks to ensure that new development creates "places that are safe, inclusive and accessible and which promote health and well being, with a high standard of amenity for existing and future users." also the new development should not adversely impact upon the amenities of neighbouring occupiers through terms of noise, light pollution, loss of privacy and loss of light.

5.9 The proposed development has been carefully considered, to ensure that the new extension makes the best use of the space available, in a manner which provides the required

accommodation for the Applicants and their family, whilst delivering an exceptional quality of design through a scheme which continues to maintain standards of residential amenity for neighbouring occupiers.

5.10 The design, scale, orientation, massing and relationship of the proposed extension have been assessed in respect of potential impacts upon the residential amenities of neighbouring occupiers. In particular, these matters have been carefully considered to ensure that the proposed extension would not result in any overbearing, loss of privacy or loss of natural light to any neighbouring dwelling.

5.11 Owing to this relationship between the Application property and the neighbouring dwellings, it is clear that the proposed extension will not impact upon the amenities of the adjacent occupiers in any way. The combination of the distance, orientation and robust boundary treatment between the two properties will ensure that the proposed extension will not lead to any overbearing impacts or loss of natural light.

Access / Highway Matters

5.12 The Application property has an existing driveway from Ashborne Drive, which also provides space for vehicular parking. The driveway presently leads along the northern boundary of the property to the existing garage, with this Application proposing the replacement of this structure with a new single garage/extension.

5.13 Whilst the proposal envisages an extension to 3 Ashborne Drive to serve the needs of the Applicants and their family, it will not result in any increase or intensification in vehicular movements into or out of the property. For this reason, the existing driveway and car parking provision are wholly satisfactory to serve the needs of the extended property. The driveway and single garage space will provide off street parking for up to 4 no. cars, which adequately meets the Highway Authority requirements for a 4 bed dwelling.

6.0 DESIGN & ACCESS STATEMENT

6.1 ASSESSMENT OF CONTEXT

6.1.1 The physical context of the Site has been given careful consideration in the formulation of this proposal, to ensure that the new extension will respect and reflect the existing built form within the immediate locality and within the wider village of Summerseat.

6.1.2 In particular, the proposed scale, massing, design, architectural detailing, materials and landscaping have taken careful account of the character and appearance of the locality. Again, this assessment of the existing site context and an understanding of the character of the locality will ensure that the proposed new development will assimilate comfortably into the existing built form, whilst providing an innovative and exciting addition to the built environment.

6.2 USE

6.2.1 The proposed development is entirely residential in composition, and comprises a single storey extension to the side (north) of the existing property, along with a replacement of the garage with a new single garage and extension. This use is entirely compatible with the prevailing residential character of this locality and seeks to make the most efficient use of the land

available, through a design which provides a high quality addition to this property and street scape.

6.3 AMOUNT

6.3.1 The scheme envisages the development of a single storey extension, along with the reconfiguration of the internal space within the existing dwelling, to provide a more efficient layout and a better flow between spaces, which will function more effectively for the family. The extension seeks to provide adequate space to meet the accommodation needs of the Applicants, whilst not 'over-developing' the Site. In this respect, it is clear that Old Manor Lodge and its substantial curtilage provide the opportunity to realise the accommodation needs of the Applicants, without producing a cramped or incongruous appearance to the dwelling within its plot.

6.3.2 This scale of development proposed is considered to make the best and most beneficial use of area available, whilst producing a scheme which is subservient to the main dwelling; which reflects the character and landscape setting of the locality and which protects and maintains standards of residential amenity.

6.4 LAYOUT, SCALE AND APPEARANCE

6.4.1 This scheme has been developed, with a key objective to provide a bespoke, high quality addition to the main dwelling, which is sensitive to its built environment and conservation area setting and its landscape setting and surroundings, and which respects and preserves the residential amenities of neighbouring occupiers.

6.4.2 The proposal has also been designed to make the best use of the land available, whilst reflecting and respecting the existing built form of the locality. The design of the proposed extension seeks to deliver a simple, uncluttered appearance, which will sit comfortably within its setting and context and which does not visually dominate. The scheme will incorporate measures to enhance the environmental sustainability of the dwelling, with the extended home being more energy efficient.

6.4.3 The proposed design, detailing and palette of materials have been carefully considered, to provide a strong, interesting contrast to the main dwelling. The overall design and appearance of the proposed dwelling is humble and unpretentious, whilst providing a robust and exciting addition to the locality.

6.4.4 It is hoped that this careful assessment of the existing site context, along with a sensitive, design ethos will assist in demonstrating that the proposed extension can be achieved without detriment to the character and appearance of the locality and will in fact, provide a positive and strong addition to the street scene

6.5 LANDSCAPING

Has largely been kept as existing with the perimeters of the property laid to lawns and shrubs and existing hard standing for min 3 cars and access to the front.

6.6 . ACCESS

6.6.1 Vehicular and pedestrian access to this development will be provided via the existing driveway into the property. The driveway will remain in its existing position and form and will continue to provide safe access and egress into the extended dwelling. Owing to the nature of this proposal, it is clear that the new development will not result in any increase in vehicular movements onto the local highway network.

6.7. WASTE MANAGEMENT STATEMENT

6.7.1 Confirmation that the house has a bin area (hard standing) of sufficient size to accommodate the required number of bins for domestic waste and mixed re-cycling, positioned for ease of collection close to the front of the house. The bins will be brought out for emptying as required by the Local Authority on collection days.

6.8 CONCLUSION

6.8.1 The content of this Statement has now provided a combined Planning, Heritage and Design Assessment of the proposed development against National and Local Planning Policy requirements and has demonstrated that the proposal represents a small scale residential scheme, within an established residential area, within the built framework of Summerseat.

6.8.2 The extension itself has been carefully designed to produce a high quality addition, which respects and reflects the character and appearance of the village and which is of a scale, height and massing which is subservient to the main building. The design approach and use of high quality materials will ensure that the proposed extension provides a robust and enduring addition to the built fabric of the village.

6.8.3 In particular, the proposal has been carefully assessed, to ensure that it does not detrimentally impact upon the environment of the Brookbottom and Rowlands Conservation Area, nor upon the nearby non-designated historic assets of 'Rowlands House' & 'The Rowlands' or their settings. This Statement has sought to demonstrate that the proposed extension will preserve the established character and appearance of the adjacent Conservation Area, and will result in a development which makes a positive contribution to its local character and distinctiveness.

6.8.4 This Statement has also sought to consider the possible impacts of this proposal upon the residential amenities of neighbouring occupiers, as well as upon the local highway network and car parking requirements. Owing to the careful design approach taken, along with the scale of development envisaged, it is our submission that no detrimental impacts will be created.

6.8.5 For these reasons, the proposal complies with the content of the relevant local and national planning policies and as such, we trust that Planning Permission can be granted without delay.