

Policy JP-H4: Density of New Housing

Site address: Land adjacent 100 Bury New Road, Radcliffe, Bolton BL2 6QB

Proposal:

Erection of 2 no. detached dwellings with associated means of access.

Applicant: Mr and Mrs Gavin

Prepared by: BPD Architecture Ltd

18.08.2025

Density of New Housing

As part of the Places for Everyone Joint Development Plan Document which has been adopted and now forms a part of the development plan for Bury from 21/03/2024. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The policies of the PfE are therefore applicable to the assessment and determination of all planning applications from 21 March 2024.

As such, the following policies are applicable to the above proposed development:

Requirements:

- Provide a statement confirming the density is appropriate to the location with regard to be had to minimum densities. Lower densities may be acceptable where there are site-specific issues

The application seeks to erect a pair of semi detached dwellings on a parcel of land measuring a total area of 648m²/0.16 acres which gives an overall site density pro rata of 12.5 dwellings per acre.

Due to the shape and road frontage of the plot it is not possible to increase the density any further than 2 dwellings. Consideration is also given to the location of the application plot and the fact that it has an outline approval for the erection of two dwellings only.

We therefore conclude that the above density provision is acceptable at the application site.