

PLANNING STATEMENT



Land adj 35 Hilton Street, Bury, BL9 6LT

Erection of 2no. Terraced Dwellings for C3(a) Classification Use

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1.0 Site Context and Background

The site comprises of a large triangular shaped piece of land situated is in the constituency of Bury North; The area is close to neighbouring shops and local amenities including public bus transportation link directly along Chesham Rd.

The property sits within a densely populated residential area to the North Western direction of the Bury town centre. Surrounding properties are predominantly red brick facings to mainly terraced housing, which are situated adjacent to the land being proposed for development. The housing tenure is mainly consisting of owned either outright or with mortgage and privately rented. The site is not of a conservation area and sits outside any historical or listed featured artefacts. The housing occupation within each household to this areas is majority one to three person dwellings.

The row of terraced red brick homes on Hilton Street has no particular architectural merit and are more in line with the 20th century red brick properties to the south and west (which are outside of the CA). The street is not specifically identified within the CAA and the property makes no contribution to the character of the area in historic terms. The proposals are architecturally respectful of the heritage setting and avoid any undue increase in massing that could jar with the surrounding properties. As such, the proposals have a neutral impact on the area and has little impact on the immediate setting, ensuring its character and appearance are preserved and remain consistent to those properties along Hilton Street and houses along Chesham Rd.

The area is not classified as a flood risk hot spot and will not require any mitigations via the design proposals herewith as such. The site is accessible to public transportation links along Chesham Road and also a direct link along the A56 which then adjoins the M66.

2.0 Relevant Planning Policies inc. Supplementary Planning Advice

The following policies (Adopted Bury Unitary Development Plan) are applicable to this application and are summarised below, these can also be supported further with enclosed design drawings (Reference IPS/R/35/BL96LT) & Design / Access Statement (Reference: IPS & Architectural Design & Access Statement)

H1/2 Further Housing Development

This development supports the windfall requirements on smaller parts of land in Bury which are not considered to be of high-quality amenity land for use within its location and is supplemented via other recreational facilities off site nearby. Furthermore, the development does not cause any damage to the local environment and contributes towards the housing demands within Bury and its strategic Plan. This application also supports Part 11 / 120 (b) of the NPPF which promotes and contributes towards housing where supply is constrained, and sites could be used more effectively.

H2/1 The Form of New Residential Development

The development proposed dormer roof arrangements to the rear and does not have any adverse protractions to the lining of the housing within this street. The roof eaves level proposed to the main buildings align with the current existing overall height thus maintaining uniformity. The proposed facade materials shall match the adjacent terrace housing colour / brick type texture and would be of suitably sourced similar product; these shall be provided prior to main commencement of works for Bury approval.

The line of the front elevation is consistent with the adjoining properties and the rear proposed property with single storey extension sits further forward from the adjacent proposed property which provides a break and line of privacy in between the two from the rear. There is now loss of privacy / daylight encroachment given the fence line extends low level to the rear garden and an added metal fencer along the pavement site of Chesham Road.

H2/2 The Layout of New Residential Development

The development shows a robust approach via implementing perimeter secured walls to the side elevation and also timber dividing walls along the rear. Both these gardens shall allow refuse accessibility and servicing via the rear thus minimising any vehicle impacts to the front of Chesham Road. Furthermore, the spatial arrangements to the dwellings would encourage use of bicycles / eco-friendly two wheeled operators where practical in lieu of cars to reduce emissions.

Consideration of drivers turning left off Chesham Road has also been considered towards the external rear garden which proposes a low-level fence to allow clear visibility of traffic at all times.

The design has taken into consideration amenity space for the local community by providing a rear open garden towards the rear of the property which encourages open space / children's play area which supports EN/1 for the built environment.

EN1 Built Environment

The façade remains consistent with using similar traditional brick material as the existing neighbouring properties and its overall mass and new height levels keep with the same eaves to the property adjacent and general characteristics without any introduction to skyline ridges.

EN1/2 Townscape and Built Design

The new roof lights to the front elevation do not appear aesthetically contrasting to the line of houses along Hilton Street and shall not be a visible feature to the local buildings given the storey heights remain a similar nature to the proposed. Furthermore, the open space proposed to the rear demonstrates good open space to encourage communal shared green amenity for recreational use.

EN1/3 Landscaping Provision

The proposal keeps an aligned garden to the front of the existing houses along Hilton Street and well-proportioned along the gable end of the property, including rear gardens to both properties.

EN6 Conservation of the Natural Environment

This land does not sit within the conservation area and hold no geological importance within the borough.

EN6/3 Features of Ecological Value

The site has not identified any Flor or Fauna however should any further reports suggest a presence of any features which are benefit to the wildlife then this can be discussed during pre-commencement stage during discharge of relevant matters.

EN7/5 Waste Water Management

The allocated land space shall not be of a significant footprint which will cause over-loading to the local sewer connections however we would propose grey water use and harvest water tanks where possible in the gardens to minimise wastage.

HT2/4 / SPD11 Car Parking and New Development - Street parking is situated to the dwellings and as covered in previous section, we shall propose and encourage use of shared club scheme with the local supply chain where feasible to do so. It should be considered that where practical, allocated shared parking spaces during off peak periods can be accommodated along Hilton St.

HT6 Pedestrians and Cyclists & HT4 New Development

In support of PPG 13 "Transport", we would look to encourage use of shared car club schemes and also use of bicycles and two wheeled motored vehicles. The rear gardens to both proposed terraced houses would allow secure storage for cyclists including well-lit area given existing streetlight overlooks the rear to these properties.

HT6/1 Pedestrian and Cyclist Movement

The conflict between road users and cyclists is not affected by the design principles given clear visibility of the corners to Chesham Road & Hilton Street are well maintained as the footprint to the houses do not impede and cause any blind spots as such. Existing footpaths for the pedestrians are maintained to the side elevation of the houses, including the main frontal elevations as seen on the proposed site plans.

SPD16 Design and layout of New Development

The design proposals consider the key principles of the SPD 16 via the contextual surroundings and complimentary to the neighbouring houses whilst considering the materials, massing, and general interface of the public realms.

The proposed façade is sympathetic to the adjacent textured coloured brickwork and general window / door arrangements to symmetry from a street line perspective.

Materials for the façade are of durable and long-lasting nature which include the UpVC windows, doors and general rainwater spouts. The roof slates shall also blend in with the neighbouring properties and keeping it's wall finish colours similar to that adjacent along Hilton Street for consistency.

The refuse access has been carefully designed out thus ensuring clear access to the rear is provided at same accessible point for collection, the same for any larger deliveries coming in off the rear of Hilton Street.

The GIA & GEA for the proposed terraced houses are as follows in Figure 1:

GIA				
	Ground Floor	1 st floor	2 nd Floor	Total GIFA
Dwelling 1 (adj. no 35)	44.5m ²	32.7m ²	27.6m ²	104.8m ²
Dwelling 2 (end house)	31m ²	31m ²	26.7m ²	88.7m ²
GEA				
Dwelling 1 – 49.2m ²				
Dwelling 2 – 36m ²				

Figure 1 – GIA & GEA of proposed design

The pedestrian access to the perimeter of the dwellings is made safe and defined route shown on the landscape identifies hardstanding areas, this will include cleaning and maintenance strategy use.

3.0 Conclusion

The proposals demonstrably outweigh any detrimental impact to the location and the Planning policies as detailed within. Key summary points which support this application are as follows:

- Proposed use supports housing demands and current short falls which will meet with National guidelines
- A design of high-quality architecture that would be well-related to the surrounding context.
- Deliver of sustainability measures throughout the building's design, construction, and lifetime of the building:
- Contributing to the objectives of national, regional and local planning policies

3.1 It is also important to ensure that new development is appropriate for its context and protects the amenity of neighbouring uses as demonstrated through. Whilst there will be an impact upon the residential occupiers of surrounding buildings, it is considered that these impacts are appropriate for an urban setting when considering the nature of the site and the need for new housing to this location.

3.2 In greater detail, it is considered that the daylight and sunlight enjoyed by most properties adjacent to the proposed terraces will be protected and the results are entirely appropriate for an urban location. Further, when considering the impact of the proposals on the outlook and privacy of the neighbours, the extension building to dwelling 1 has been partially extended further out however keeping a staggered line to the rear thus avoid overlooking / over shadowing and clear privacy lines kept, minimising visibility from the gardens of the residential properties to the south.

3.3 Turning to sustainability, the proposed development has been carefully designed to maximise opportunities for sustainable construction, with various elements of its design carefully considered to ensure that it minimises its environmental impact and contributes towards addressing the climate emergency. It will achieve BREEAM very good minimum standards, deliver on site Carbon reductions and offset remaining Carbon emissions via contribution. This approach aligns with the Bury Local long term strategic goals

3.4 Finally, it is necessary to consider the design response of the proposed development. The architecture is crafted to provide a form, scale and mass which ensures its integration and interconnection into the existing local fabric. The built form follows the scale of its surroundings and will not appear out of place.

3.5 The proposed development is in accordance with policy and has significant merit in planning terms. It will make a material contribution to the provision of housing within the borough and would not result in any unacceptable impacts upon the environment. The presumption in favour of sustainable development should therefore apply as promoted through the NPPF.

3.6 In line with section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, it is concluded that the proposed development

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