

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED CONVERSION OF AN EXISTING GARAGE AND FIRST-STOREY
EXTENSION OVER FORMING A BEDROOM, HOME OFFICE AND UTILITY AT:
25 BOURNVILLE DRIVE, BURY.



Job No. 7221

Version: 1.1



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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Mr and Mrs Delaney, in support of a householder planning application for the conversion of an existing garage, and a first-floor extension over forming a Bedroom, Home Office and Utility at:

25 Bournville Drive, Bury.

This document is to be read in conjunction with all other submitted planning documents No:

- *7221 – L01 Location Plan.*
- *7221 – E01 Existing Site Plan.*
- *7221 – E02 Existing Floor Plans, Elevations and Section.*
- *7221 – P01 Proposed Site Plan.*
- *7221 – P02a Proposed Floor Plans, Elevations and Section.*

2.0 THE SITE/BUILDING DESCRIPTION

25 Bournville Drive is a two-storey, semi-detached residential property located within a well-established suburban area of Bury. The surrounding context is predominantly residential, with a consistent mix of property types, including other dwellings that have undergone similar first-floor extensions.

The property has an attached single garage, front and rear gardens, and a private driveway offering off-street parking. The building materials and overall design are typical of the area, contributing to a coherent and uniform streetscape.



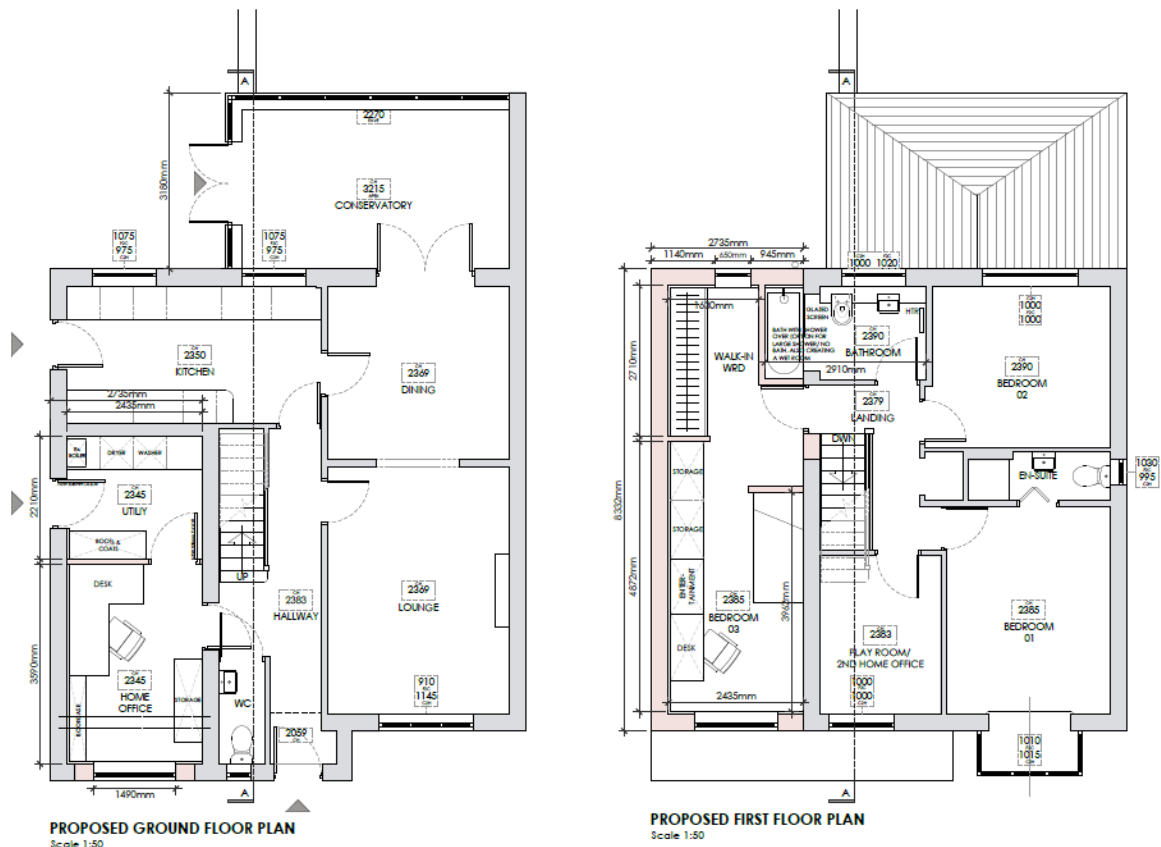
PL01: Location Plan (Not to scale).

3.0 DESIGN BRIEF

Sunderland Peacock & Associates Ltd were appointed to design alterations that would allow the property to better meet the day-to-day needs of a growing family. These needs include creating a functional home office to accommodate flexible working and an additional bedroom to meet evolving family requirements.

The main objectives of the project are:

- To convert part of the existing garage into a thermally efficient utility room and home office.
- To construct a first-floor extension above the garage to create a new bedroom.
- Re-use the existing front first-floor bedroom 03 as a play room/study area for their children or to act as a second home office for when both parents work from home.
- To follow the example of similar approved upwards extensions within the local area.

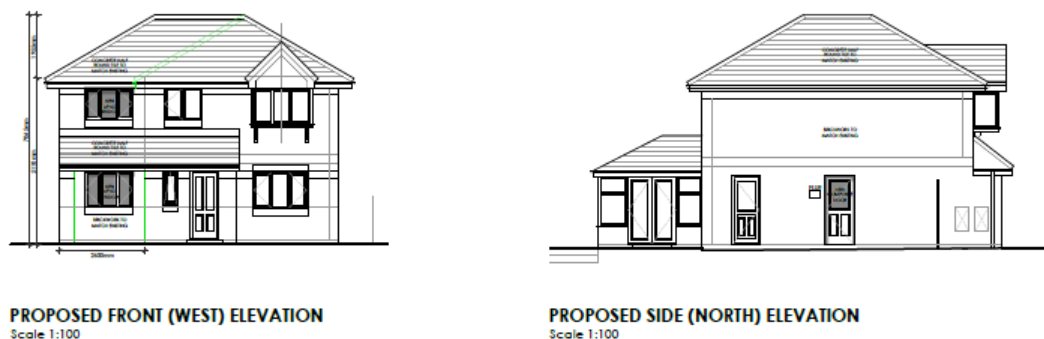


PL02: Drawing of the proposed Ground and First Floor Plan (Not to scale).

4.0 DESIGN

4.1 Appearance/Style

The proposed alterations and extension have been designed to be in keeping with the existing property and surrounding dwellings (other properties within the local vicinity have undertaken similar upwards extensions). Materials will match and complement the existing finishes to ensure continuity in appearance.



PL03: Drawing of the proposed front and side elevations (Not to scale).

4.2 Scale/Massing

The scale of the proposed first-floor extension and garage conversion has been kept proportionate to the main dwelling. The extension is designed to remain within the footprint of the Garage below and not dominate the existing dwelling. The addition will align with the building line and roof height, maintaining visual coherence.

4.3 Materials

All the proposed materials take inspiration from the existing dwelling and that of the neighbouring properties.

- **External Walls:** Brick to match the existing property.
- **Roofing:** Half-round concrete tiled roof in keeping with the main house.
- **Windows and Doors:** uPVC windows/doors including energy-efficient double-glazed units in a style consistent with the property's design.

5.0 ACCESS / PARKING PROVISION

Access to the property remains unchanged from Bournville Drive. The original garage to be converted is too narrow and has never been used for vehicle parking. Subsequently, the existing driveway will continue to provide 2No. off-street parking spaces for three bedrooms (no changes proposed). Pedestrian access to the front and rear will be unaffected by the proposed works.

6.0 PLANNING POLICIES

The proposed side extension at 25 Bournville Drive, Bury, aligns with several policies from Bury Unitary Development Plan (UDP) Policies:

Policy H2/3 – Extensions and Alterations

This policy supports residential extensions provided they are well designed, in keeping with the character of the existing dwelling and the wider street scene. The proposal complies by maintaining scale, massing, materials, and architectural features consistent with the original property and neighbouring houses.

Policy EN1/2 – Townscape and Built Design

This policy encourages high standards of design that contribute positively to the visual amenity of the area. The design ensures the extension remains subordinate to the host dwelling, uses sympathetic materials, and reflects the existing character of the site and surrounding area.

Core Strategy & Supplementary Planning Guidance:

Bury Council SPD6 – Alterations & Extensions to Residential Properties

This SPD provides detailed design guidance for domestic extensions. The proposal respects the key principles of this guidance, including subordination, privacy, and visual consistency with adjacent properties. The project has also taken cues from similar developments within the local area.

Material Considerations

National Planning Policy Framework (2021)

The NPPF sets out the Government's planning policies for England and how these should be applied.

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significant and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole; or
 - Specific policies in the framework indicate development should be restricted.

Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect

current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

8.0 CONCLUSION

The proposed internal alterations, garage conversion, and first-floor extension at 25 Bournville Drive are modest, practical improvements that respond directly to the family's needs for more space and a home working environment. The design is in keeping with the surrounding area, mirrors similar approved side extensions/garage conversions, uses matching materials, and maintains the character of the property.

Similar developments nearby demonstrate that the proposal is consistent with the pattern of growth and adaptation in the area. The works will provide meaningful long-term benefits to the occupants without negatively impacting neighbouring properties or the wider streetscape.

The scheme complies with relevant planning policy, supports sustainable living, and offers a well-considered solution to modern housing needs.