



DESIGN AND ACCESS STATEMENT

Land next to 27-29 Tarn Drive, Bury BL9 9QB

Proposals

The application proposes the erection of a detached house dwelling at a vacant land adjacent to 27-29 Tarn Drive Bury.

The land is surrounded by the traditional semi-detached brick finish houses. The proposed dwelling will match to the adjacent houses in appearance. Amenity space is provided within front, side & rear garden. A one-meter-high metal fence to be erected on front and side gardens to provide good visibility for road users, existing timber fence between proposed site and nos. 27-29 will remain as it is, where ever its required, damaged fences will be replaced with new matching wooden fences.

Site and surroundings

The site is located on the Tarn Drive Bury, 27-29 Tarn Drive is to the West, Lakeland Crescent is to the East, and no. 2 Lakeland Crescent is to the South side of the proposed land.

The surrounding area is characterized by mixture of traditional Semi-detached houses & flats.

The site benefits from being within an established residential community. It is within easy walking/cycling distance of a range of local services/facilities including, post boxes, post office, convenience stores, main bus routes, schools, parks, leisure facilities.

It is therefore evident the site is in a highly sustainable location.

Planning History

- 1- Outline planning application reference no. 62779, for erection of 1 no. bungalow, Date of Decision: 26/06/2018
- 2- Full planning application reference no. 72446, Erection of 1 no. dwelling, Date of Decision: 30/07/2026

Planning Policy

- H1/2 Further Housing Development
- H2/1 The Form of New Residential Development
- H2/2 The Layout of New Residential Development
- EN1 Built Environment
- EN1/2 Townscape and Built Design
- EN1/3 Landscaping Provision
- EN6 Conservation of the Natural Environment
- EN6/3 Features of Ecological Value
- EN7/5 Waste Water Management
- HT2/4 Car Parking and New Development
- HT4 New Development
- HT6 Pedestrians and Cyclists
- HT6/1 Pedestrian and Cyclist Movement
- HT6/2 Pedestrian/Vehicular Conflict
- SPD11 Parking Standards in Bury
- SPD16 Design and layout of New Development
- National Planning Policy Framework (2021)



Evaluation

Principle of the development

The application site currently has no use, not been used from long time, located within an established residential area and is within close proximity to a high number of services and facilities.

Impact on the character and appearance of the area

The proposed dwelling would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to its design being reflective of existing properties locally. The proposed dwelling would not break the building line of the existing row of houses as it would not project forward of the front elevation of number 27 & 29.

The proposed dwelling would not have an adverse impact on the character and appearance of the area and will integrate well into the urban grain.

Materials would match those of existing dwellings locally and would be agreed with the Local Planning Authority.

Of significant benefit is the removal of the unsightly appearance and the provision of much needed housing. This will improve the appearance of both the site and the street scene.

Impact on amenity

The proposal is commensurate with the surrounding interface distances and will make an efficient use of this site.

The amount of amenity space is favorable and will contain, garden and bin space.

Impact on the highway

The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

Access

Access from Tarn Drive and Lakeland Crescent to provide easy access,.

Waste Collection

According to council policies.

Flood Risk

The site lays on the edge of flood zone 2, most of the proposed site area is out of flood zone.

Sustainability Appraisal and Energy Statement

Proposed windows will have double glazed units cavity filled with Argon gas for high performance.

Conclusion

The proposals will result in numerous benefits which are not significantly and demonstrably outweighed by any adverse impacts. The application should therefore be approved.