

401 PL2 15
2 Delamere Avenue, Whitefield, M45 7WJ

Statement re. Density of New Housing – Policy JP-H4
15/10/25

Introduction

2 Delamere Avenue is a detached domestic dwelling located in a leafy residential suburb approx. 0.5 miles from the designated centre of Whitefield, Bury, North Manchester and 0.3 miles to the designated centre of All Saints Conservation Area, Whitefield, Bury, North Manchester.

The existing dwelling is a three bedroom bungalow first built approx. 100 years ago along with the strip of similar properties along the southern side of Delamere Avenue. To the North of Delamere Avenue is the 120 year old Stand Golf Club. To the east, west and south of 2 Delamere Avenue there are medium to large size individual domestic properties on Ringley Road, Burnsall Avenue and Ashbourne Grove.

The existing density of housing in the locality (based on the area of the site location plan (dwg no. 401 EX 00) below (2.28 hectares)) is at a very low density of approx. 7 properties per hectare.

With a site area of approx. 872m² and existing building footprint of approx. 150m² the existing ratio of gross floor space to site area is approx. 1:6. The existing number of habitable rooms per hectare is approx. 0.3.

Development Proposal

The existing house is proposed to be demolished and replaced by a new build 1.5 storey house which will meet all requirements for a 21st Century property in terms of space standards, building regulations, connectivity, accessibility and adaptability, etc.

The new replacement house will therefore be larger (approx. 36% increase in footprint) resulting in a ratio of gross floor space to site area of approx. 1:3.5. The number of habitable rooms per hectare will remain at approx. 0.3.

The density of housing in the locality will not be affected by the development proposal.

Other factors influencing density

Other factors influencing density can be considered and are listed below, however as the development proposal is a like for like replacement of an existing domestic property for a new one to today's standards and requirements the influence on density is negligible.

Accessibility

The site has good public transport links, pedestrian access, and proximity to local facilities like shops and schools, but it would not be appropriate to increase the density in the particular location.

Character and context

The development will respond to and enhance the existing character of a settlement, including its architectural features, scale, and townscape. A higher density in this case would negatively impact existing amenities and create an out-of-character development.

Local planning policies

The proximity of the All Saints Conservation Area (bordering the development site to the rear) will have an influence on the appropriate density for the site.

Amenities

The provision and mix of amenities, such as green spaces and community facilities, are important considerations for maintaining the low density level of the site.