

DDS2504 – 21 Ferndale Avenue
Planning Supporting Statement

DATE	17 APRIL
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APPLICANT ADDRESS	21 Ferndale Ave
PROPOSAL	Proposal to amend boundary treatment

Planning Supporting Statement

Proposed Rendering of Existing Front Boundary Wall and Installation of 2 x Electric Gates and Pedestrian Gate
21 Ferndale Avenue

1. Introduction

This statement has been prepared in support of a pre-application enquiry submitted to Bury Council in relation to external works at 21 Ferndale Avenue.

The proposals comprise:

- Retention of the **existing front boundary wall**
- Application of a **render finish to the existing wall**
- Retention of **existing dropped kerb**
- Installation of **two electrically operated vehicular access gates**
- Installation of **one pedestrian access gate**

The purpose of this statement is to explain and justify the proposals in the context of the relevant national and local planning policy framework.

2. Site Context

The application site is an existing residential property located within a predominantly residential area of Bury.

The surrounding street scene is characterised by:

- A mix of boundary treatments including walls, fences, railings, and hedging
- Properties with varying degrees of enclosure and access arrangements
- A variety of architectural styles and materials

The site is not located within a conservation area and is not subject to any known heritage constraints.

3. Description of Development

The proposed development is limited in scope and relates solely to alterations to the existing frontage. It includes:

- The **rendering of the existing front boundary wall** to improve its visual quality and consistency with the main dwelling
- The installation of **two electrically operated vehicular gates**, providing controlled access to the driveway using the 2 existing dropped kerbs
- The installation of a **separate pedestrian gate** to provide safe and convenient foot access

Importantly:

- The **existing wall is retained in full**, with **no change to its height, position, or footprint**
- The proposals do not extend further toward the highway or alter the established boundary line

The works are therefore considered a modest enhancement rather than new built form.

4. Planning Policy Context

National Policy – National Planning Policy Framework

The National Planning Policy Framework (NPPF) supports:

- High quality, visually attractive design (Section 12)
- Development that is sympathetic to local character
- Improvements to the quality of the built environment

The proposed works align with these objectives by enhancing the appearance of an existing boundary treatment and introducing well-designed access features without increasing built mass.

Local Policy – Bury Development Plan / Places for Everyone

Relevant local policies seek to:

- Promote good design that responds to local context
- Ensure development contributes positively to the street scene
- Safeguard residential amenity and highway safety

The proposal complies with these aims as it:

- Retains the established boundary form and scale
- Introduces a high-quality finish through rendering
- Incorporates gates that are typical of residential frontages and appropriately scaled

5. Design and Visual Impact

The proposals will result in a clear visual improvement to the property frontage.

- The render will provide a uniform, well-maintained appearance, enhancing the overall streetscape
- The gates will be proportionate in scale and integrated within the existing openings
- The inclusion of both vehicular and pedestrian access points reflects a practical and common residential arrangement

As there is no increase in height or enclosure beyond the existing condition, the development will not appear overbearing or out of character.

6. Residential Amenity

The proposed works will have no adverse impact on neighbouring residential amenity:

- No alteration to wall height or massing
- No overlooking, loss of light, or loss of privacy
- No material increases in noise or activity beyond typical residential use

7. Highways and Access

The proposals maintain safe and appropriate access arrangements:

- The existing access points are formalised through the installation of two vehicular gates
- A dedicated pedestrian gate improves safety by separating foot access from vehicle movements
- The boundary line remains unchanged, ensuring no encroachment onto the pavement

Overall, the proposals represent an improvement in access management and safety.

8. Conclusion

The proposed rendering of the existing front boundary wall and installation of two electric vehicular gates and a pedestrian gate represent minor, high-quality enhancements to the property.

The development:

- Complies with the principles of the National Planning Policy Framework
- Aligns with relevant design and amenity policies within Bury
- Enhances the visual appearance of the site and wider street scene
- Maintains residential amenity and highway safety

On this basis, the proposal is considered acceptable in planning terms and is respectfully submitted for positive consideration.