

Proposal: Erection of Detached Dwelling and associated access

Location: Land between 701 & 703 Whitefield Road, Bury, BL9 9PL

Application Ref: 71623

Type, Size and Design of New Housing

INTRODUCTION

1. This statement is provided to fulfil the requirements of Bury Council's Validation Checklist for Full Planning applications and The Places for Everyone Joint Development Plan Document which has been adopted to form part of the development plan for Bury as from 21st March 2024. Planning Law requires that applications for planning permission be determined in accordance with the development plan, unless material consideration indicate otherwise. Policy JP-H3: Type, Size and Design of New Housing of the Places for everyone Joint Development Plan Document has mandatory requirements that all new developments should comply with the nationally described space standards.

Table 1. Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0

2. Access to the dwellings is to be gained from the main entrances on the front of the building. These will have level thresholds and enables secure site entry and exit. The entrances will comply with Part M of the Building Regulations for disabled access and will have level thresholds, minimum clear widths and be unobstructed.

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