PLANNING, DESIGN AND ACCESS STATEMENT

Proposed Householder Development

Property: 19 The Drive, Bury, BL9 5DG
Local Planning Authority: Bury Council

1. Introduction

This Planning, Design and Access Statement has been prepared in support of a householder planning application for the proposed alterations and extensions to 19 The Drive, Bury, BL9 5DG.

The application seeks planning permission for the construction of a two-storey side extension, a part single-storey rear extension, and a loft conversion incorporating a rear dormer extension. The proposals also include the removal of the existing hipped roof and its replacement with a gable-ended roof to facilitate the loft accommodation.

The proposed development is intended to improve the existing property's accommodation, functionality and overall suitability for modern family living, whilst maintaining an appropriate relationship with the existing dwelling and surrounding residential properties.

2. Description of the Proposed Development

The proposed works comprise the following:

- Construction of a two-storey side extension to provide additional ground and first-floor accommodation.
- Construction of a part single-storey rear extension to increase the ground-floor living space.
- Conversion of the existing roof space to provide additional habitable accommodation.
- Installation of a rear dormer to facilitate the loft conversion and provide appropriate headroom and usable internal floor space.
- Removal of the existing hipped roof and construction of a gable-ended roof to maximise the usable roof space and accommodate the proposed loft conversion.
- Replacement of the existing windows and external doors with new UPVC units.

The extensions have been designed to provide additional internal accommodation whilst making efficient use of the existing residential plot.

3. Design and Appearance

The proposed development has been designed to complement the existing dwelling and maintain a sympathetic appearance within the surrounding residential street scene.

The two-storey side extension will be appropriately set back from the principal front elevation of the existing dwelling. This setback will help to retain the visual distinction between the original house and the proposed addition, ensuring that the extension does not appear overly dominant when viewed from the street.

The proposed external materials will be selected to complement the existing property. Brickwork at ground-floor level will match the existing house, whilst render will be used at upper-floor level. This approach will provide a consistent and coordinated external appearance.

All replacement windows and doors will be UPVC, with their design and finish selected to complement the character and appearance of the dwelling.

The proposed rear dormer and alterations to the roof form are primarily intended to provide additional usable accommodation within the existing roof space. The removal of the existing hipped roof and side dormer, and formation of a gable end will allow the loft space to be used more efficiently.

Overall, the design seeks to provide a practical and visually cohesive extension to the existing dwelling, with materials and finishes that relate appropriately to the original property.

4. Residential Amenity

The proposed development has been designed with consideration given to the amenity of neighbouring residential properties.

The extensions will remain associated with the existing dwelling and will provide additional accommodation without introducing a separate residential unit or fundamentally altering the established residential use of the site.

The proposed rear dormer and roof alterations will provide additional internal accommodation. The positioning and design of any new windows should be considered to ensure that neighbouring properties retain an appropriate level of privacy and that unacceptable overlooking is avoided.

The development will also be designed to avoid unacceptable overshadowing, loss of daylight or an overbearing impact upon neighbouring occupiers.

It is considered that, subject to the detailed dimensions and positioning shown on the submitted drawings, the proposed works can be accommodated without causing significant harm to the residential amenity of neighbouring properties.

5. Parking and Highway Considerations

The proposed two-storey side extension has been positioned sufficiently behind the principal front elevation to retain adequate space within the front driveway for two off-street parking spaces.

In addition to these two spaces, the existing garage will provide a further parking space, resulting in a total provision of three off-street parking spaces within the property.

The proposed development will therefore retain a suitable level of on-site parking provision and will not result in an increased reliance on on-street parking.

The proposed extensions are not considered to give rise to any unacceptable highway safety implications or adverse impacts upon the operation of the surrounding highway network.

6. Access

The existing pedestrian and vehicular access arrangements to the property will be retained as part of the proposed development.

The existing driveway will continue to provide vehicular access and off-street parking, with the proposed side extension positioned to maintain the provision of two driveway parking spaces and an additional space within the garage.

The development will not result in any material changes to the established access arrangements serving the property.

7. Planning Considerations

The proposed development represents an appropriate form of residential extension and alteration to an existing dwelling within an established residential area.

The proposals seek to improve the internal accommodation and functionality of the property whilst respecting its existing residential use and maintaining an appropriate relationship with neighbouring dwellings.

Particular consideration has been given to:

- The design, scale and appearance of the proposed extensions.
- The relationship between the proposed development and the existing dwelling.
- The use of complementary external materials.
- The retention of appropriate residential amenity for neighbouring properties.
- The provision of adequate off-street parking.
- The retention of the existing access arrangements.

The proposed development is considered to represent a reasonable and proportionate improvement to the existing dwelling, subject to assessment against the relevant development plan policies and supplementary planning guidance.

8. Conclusion

The proposed development at 19 The Drive, Bury, seeks to provide much-needed additional accommodation through a two-storey side extension, part single-storey rear extension and loft conversion incorporating a rear dormer and alterations to the existing roof form.

The design has been carefully considered to ensure that the extensions complement the existing dwelling through the use of matching ground-floor brickwork and rendered upper elevations. Replacement UPVC windows and doors will provide a coordinated external finish.

The proposed side extension will retain sufficient space for two off-street parking spaces on the front driveway, together with an additional parking space within the garage, ensuring that parking provision is maintained.

The development will improve the functionality and accommodation of the existing property whilst seeking to preserve the character of the surrounding residential area and the amenity of neighbouring occupiers.

For the reasons set out within this statement, the proposed development is considered to represent an appropriate and acceptable form of householder development, and Bury Council is respectfully requested to grant planning permission.