

## DESIGN AND ACCESS STATEMENT

January 2024

8 Redisher Croft  
Ramsbottom  
BLO 9JS



Rear Extension

report prepared by:

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## INTRODUCTION

This statement accompanies a submission to Bury Metropolitan Borough Council for householder planning permission relating to 8 Redisher Croft, Ramsbottom. It should be read in conjunction with the following drawings: -

AD2302.01 Location Plan

AD2302.02 Existing and Proposed Site Plan

AD2302.03 Existing Plans

AD2302.05 Existing Elevations

AD2302.06A Proposed Elevations

AD2302.08A Proposed Plans

### *The Site*

Redisher Croft is a cul-de-sac of four modern detached properties located just within the boundary of the Holcombe Conservation Area and the Green Belt. No. 8 is located at the western end and is flanked by buildings to three sides, with a modern development of circa 22 houses (permission 16/59715) adjacent to the site to the northwest.

The property has previously been extended to the rear with a conservatory.

The client is keen to mirror the works to these neighbouring properties, increasing the living space and maximising the functionality of the property as a family home.

*No 8 Redisher Croft is surrounded by modern buildings and established tree belts*



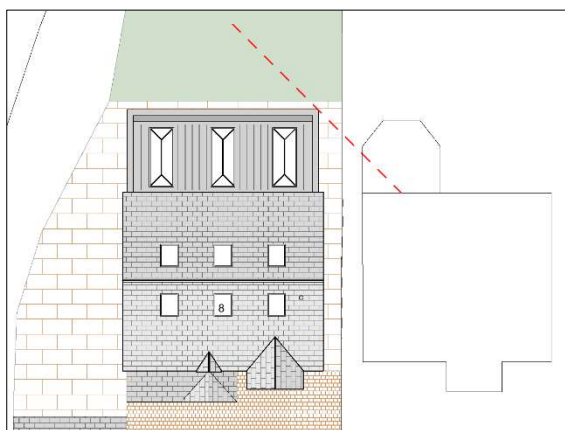
## PROPOSED SCHEME

The proposals seek to update the dwelling by: -

- Demolishing the existing UPVC conservatory and adding full width single storey extension to the rear.
- Reconfiguring the internal layout to create an open plan kitchen/dining/living space within the new extension.

Proposed works are similar to those carried out at No. 4 under permission 63970 (see page 6) and: -

- Will not impose on the 45-degree line from the original external window to the neighbouring property (No. 6).



- Will be single-storey and no more than 4m tall at the highest point.
- Will result in the total area of ground covered by buildings (other than the original dwelling house) being less than 50% of the curtilage.
- Will be similar in scale and massing to extant extensions on neighbouring properties.
- Will have a contemporary finish, complementing the existing building and enriching the estate.

- Will be largely obscured from view from any vantage point outside of the estate.
- Will provide improved thermal efficiency for the property as a whole.

Internally, the layout will be reconfigured to create an open plan living space more suitable to 21<sup>st</sup> century family living with links to the garden beyond.

## PRIOR ADVICE

Pre-application advice was sought prior to this application (02941/E) and in summary the planning officer has advised: -

- The proposals are acceptable in terms of design, size and siting.
- The proposals would likely be acceptable and comply with UDP Policy H2/3 Extensions and Alterations and associated guidance with SPD6.

## DESIGN AND ACCESS

### *Use*

The property will retain its existing use as a residential dwelling.

### *Amount*

The proposed works will increase the footprint when compared to existing.

### *Volume*

|          |                      |
|----------|----------------------|
| Original | : 570 m <sup>3</sup> |
| Existing | : 618 m <sup>3</sup> |
| Proposed | : 695 m <sup>3</sup> |

### *Gross External Footprint*

|          |                        |
|----------|------------------------|
| Original | : 87.6 m <sup>2</sup>  |
| Existing | : 102.6 m <sup>2</sup> |
| Proposed | : 126.2 m <sup>2</sup> |

### *Layout*

The proposals seek to make better use of the existing space at ground floor level, reconfiguring the kitchen and dining spaces to provide a family living space linking to the garden beyond.

### *Landscaping*

To the front, the existing landscape will be unaltered, with no changes proposed to parking provision. Pedestrian access will also be unchanged.

To the rear, the external space will be reconfigured to work with the extension.

### *Scale*

The proposed rear extension will be similar in scale to neighbouring works, and as such fitting with the wider cul-de-sac.

### *Appearance*

To the front, the property remains unchanged. To the rear, the extension will be self-coloured render with aluminium windows and doors and a single ply membrane roof with lead capping to tie in with the windows.

### *Climate Change*

The proposals present an improvement in terms of sustainability as the new structure will be more thermally efficient than the existing.

### *Access*

To the front, access to the property is unchanged.

To the rear, new doors will enable improved access to the garden and outdoor space.

## PLANNING STATEMENT

The application site forms part of a development of four properties approved in the late 1990's. They are situated to the rear of the Hare and Hounds public house which fronts Bolton Road West.

No. 8 is a detached dwelling, with a separate garage off the front drive and a private north facing garden. The site is surrounded by an established tree belt to the north and south and a tall hedge which provides visual separation from the new properties to the west. The extent of this planting means there are negligible views into the rear of the property.

All properties within the Holcombe CA are subject to an Article 4 directive which removes permitted development rights for a number of changes which could otherwise be undertaken without the need for planning permission, including the building of extensions. The site and surrounding area are covered by Area TPO No.65.

Whilst the CAA describes Holcombe as *"a single character area of a rural, pre-industrial agricultural settlement of dispersed hamlets"*, with many buildings dating back to the 17<sup>th</sup> and 18<sup>th</sup> centuries, Redisher Croft and surrounding buildings are part of a relatively new development and do not contribute to the special character of the CA and would not impact on any important views or buildings. This has been acknowledged within previous applications to neighbouring properties in Redisher Croft where the officer has confirmed *"the character of the wider CA as a whole will be preserved"*.

UDP Policy OL1/2 and SPD 8 state that extensions of existing dwellings should not result in disproportionate additions over and above the size of the original dwelling. The extension is significantly under the guideline third of the volume of the original dwelling that is deemed to be acceptable in principle. As such it will not impact on the openness or character of the Green Belt.

### *Residential amenity*

The proposed extension would fall outside the 45-degree line from No. 6 and will extend a similar distance to the existing conservatories on both plots. As such there would be no serious impact on the amenity of the adjacent neighbouring properties.

As acknowledged during the application for the extension to No. 4, there is no impact, directly or indirectly, on the Hare and Hounds PH which is a NDHA.

### *Visual Amenity*

The form of the proposed extension is appropriate in character to the modern property. It introduces a contemporary and uncomplicated element using finishes and form that fit easily with this 20<sup>th</sup> century home and enhance its architectural integrity.

The works will not impact the street scene and will not have a detrimental impact on the character and appearance of neighbouring properties.

### *Sustainability*

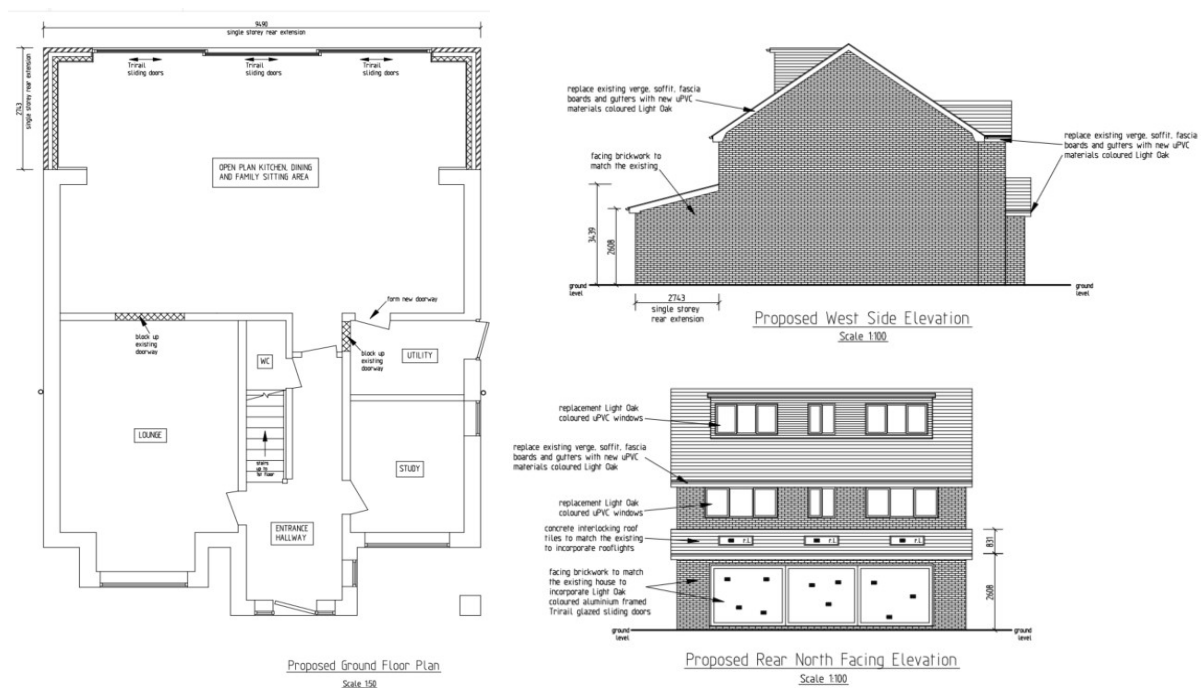
New works will be built to modern building regulations, providing an overall improvement in the thermal efficiency of the property as a whole.

## PLANNING PRECEDENT

Two of the four properties on the cul-de-sac (No's. 2 and 4) have full width, single storey rear extensions and No. 6 next door has a full width dormer and conservatory to the rear (adjacent to the boundary with No. 8).

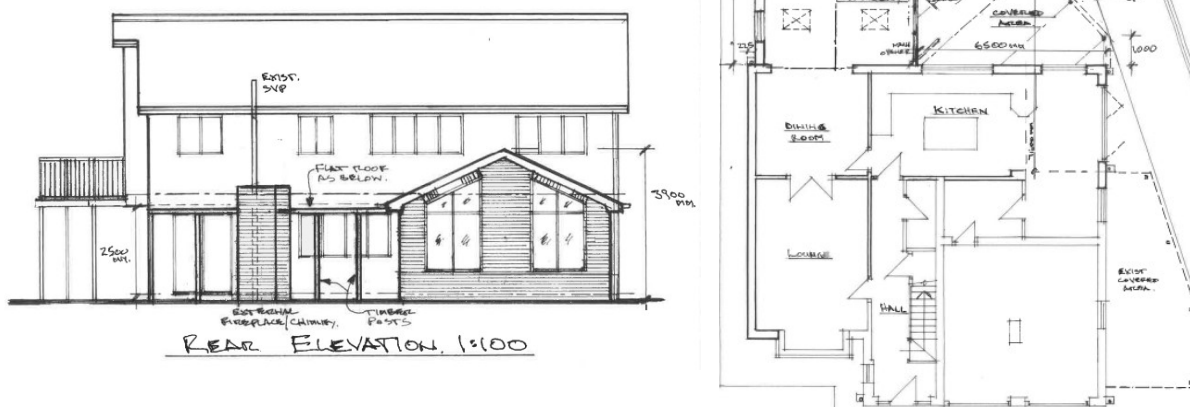
### 63970; May 2019 - 4 Redisher Croft

Single storey extension at rear following the removal of an existing glazed/uPVC conservatory. Replacement of all windows, doors, fascias, soffits and verges with new materials.



### 61589; July 2017 - 2 Redisher Croft

Single storey extension at rear and erection of canopy to form covered external area at rear.



## CONCLUSION

The proposed extension to No. 8 Redisher Croft is in keeping with similar works to neighbouring properties and complements the main house in form and scale.

Reviewed through the pre-app service, officers agree it would cause no harm to the conservation area, is acceptable in terms of design, size and siting and complies with UDP Policy H2/3 Extensions and Alterations and associated guidance with SPD6.

As such we hope the proposal can be recommended for approval.