



UHDesign  
Architectural Services



07704906935



Umar@UHDesign.co.uk

# Design and Access Statement

25 Ripon Close, Radcliffe, M26 2QL



# Introduction

## 1.0 – Context

- The site is situated in a residential area.
- The site does not fall within a conservation area.
- The property is not identified as a listed building.

## Site and Property Description

### Address and Location

The application property is **No. 25 Ripon Close, Radcliffe**, located within a quiet residential cul-de-sac forming part of a well-established suburban neighbourhood to the south-east of Radcliffe town centre. The site falls within the **Metropolitan Borough of Bury**, approximately 7 miles north-west of Manchester city centre and 3 miles south-west of Bury. The area is predominantly residential in character, with a consistent suburban layout and a range of housing styles dating from the late 20th century onwards.

### Wider Context

Ripon Close forms part of a planned residential estate, comprising primarily semi-detached and short rows of terraced dwellings arranged around short closes and cul-de-sacs. The local environment is characterised by modest plot sizes, low traffic levels, and a strong sense of enclosure created by consistent building lines and established garden boundaries.

The street benefits from convenient access to local facilities within Radcliffe, including shops, schools, and public transport connections via Radcliffe Metrolink Station and surrounding bus routes.

### The Property

No. 25 occupies an end plot on the western side of Ripon Close. The dwelling is a **two-storey brick-built residential property**, constructed circa **1980s–1990s**, typical of the wider estate. External materials consist of **red facing brickwork**, **concrete tiled pitched roof**, and **white uPVC fenestration and doors**, which collectively reflect the architectural language of neighbouring dwellings.

The house sits behind a **modest open front garden/driveway**, providing off-street parking for one to two vehicles, and is set back slightly from the cul-de-sac carriageway, maintaining a uniform building line. The **rear garden** is private and enclosed by standard timber fencing and brick boundary walls, providing scope for small-scale domestic extensions without adverse visual impact on the wider streetscape.

Internally, the property follows a **traditional domestic layout**, with living accommodation to the ground floor and bedrooms/bathroom to the first floor. The rear elevation generally faces south-west, providing good levels of daylight and making the site suitable for rear extensions or improvements without significant overshadowing.

### **Surrounding Properties and Character**

Neighbouring properties along Ripon Close are of similar height, scale, and design, resulting in a coherent residential character. A number of properties have rear extensions and some extending the existing front extension/porch to stretch across the full width of the property. The consistent use of brickwork and pitched roofing contributes to a cohesive appearance across the Close.

The street benefits from mature planting and small front gardens, softening the built form and enhancing the suburban quality of the area. The topography is generally level, and there are no known environmental constraints such as flood risk or conservation area designation affecting the property.

### **Summary of Site Context**

- Established suburban location within Radcliffe East.
- Uniform streetscape with consistent building lines and scale.
- Predominantly two-storey brick dwellings from the late 20th century.
- Private rear garden enclosed by fencing, providing suitable space for development.
- Good access to local amenities, transport links, and community services.

## 1.1 Site Description and Topography

The plot extends to approximately 360 m<sup>2</sup> and accommodates a front driveway, the main entrance, and a private side and rear garden. Ground levels are generally level.

## 1.2 Planning Policy Framework

### 1. National Planning Policy Framework (NPPF) – general principle

All householder proposals must be consistent with the NPPF requirement for well-designed, sustainable development that respects local character and protects neighbour amenity. Design quality and local context are a fundamental consideration.

### 2. Bury Local Plan – householder / design policies

The emerging Bury Local Plan contains specific policies for alterations and extensions (Policy **LP-H9**) and detailed design/amenity policies (**LP-BE6**: design & layout; **LP-BE8**: amenity). These require proposals to be considered with regard to: size/scale/design, character of the area, impact on neighbouring amenity (light/privacy/dominance), visibility/highway safety, parking/access/refuse, surface water management, and ecological impacts (e.g. nesting birds / bats).

### 3. Bury SPD6 – Alterations & Extensions to Residential Properties (practical Local Guidance)

Bury's Supplementary Planning Document SPD6 provides the detailed criteria and local tests the Council uses for household extensions: respect building lines and rooflines, retention of proportions and materials, the 45° daylighting rule, neighbour consultation, party wall / boundary matters, possible conditions (e.g. materials), and when Building Regulations / Tree Protection / flood or contaminated land checks are needed. SPD6 is the practical checklist officers use when assessing householder applications.

### 4. Permitted Development (GPDO) & Planning Portal guidance

Some small front/side works can be done under Permitted Development (PD) rather than full planning permission. Relevant rules include: porches (Class D – footprint ≤ 3m<sup>2</sup>, height ≤ 3m, not within 2m of a boundary that fronts a highway) and side extensions (Class A limits: single-storey side extensions generally must not exceed half the width of the original house and have specific height limits).

# Local Planning History

## 2.0 - Local relevant planning permission

### 1 Ripon Close — Two-storey side extension

- **Ref:** 60947. **Received:** 12 Dec 2016 / **Validated:** 13 Dec 2016. **Status:** Decided.
- **What was approved:** Two-storey side extension (full planning).
- **Planning significance:** Demonstrates that the council accepted an increase in massing and ridge/profile on Ripon Close where design, scale and neighbour impacts were considered acceptable.

### 2. 34 Ripon Close — New front porch; single storey extension at front

- **Ref:** 55653. **Received / Validated:** 19 Sep 2012. **Status:** Decided.
- **What was approved:** Front porch and a single-storey front extension.
- **Planning significance:** Confirms that modest forward projections and porch additions are acceptable in the street context when proportionate and sympathetic to the host dwelling.

### 3. 16 Ripon Close — Lawful Development Certificate (proposed single-storey rear extension & new front porch)

- **Ref:** 55211. **Received:** 18 May 2012 / **Validated:** 23 May 2012. **Status:** Decided (LDC).
- **What was approved/confirmed:** Lawful Development Certificate granted for a proposed single-storey rear extension and front porch (i.e. development considered to fall within permitted development or otherwise lawful).
- **Planning significance:** Shows that modest single-storey rear/porch works on Ripon Close can be PD-compliant or otherwise acceptable when dimensionally appropriate.

### 4. 7 Ripon Close — Conservatory at rear

- **Ref:** 50957. **Received / Validated:** 06 Feb 2009. **Status:** Decided.
- **What was approved:** Rear conservatory.
- **Planning significance:** Adds further local precedent for rear single-storey domestic additions that respect neighbour amenity and plot proportions.

# Proposal

## 3.0 – Single Storey front and wrap around side extension

- The proposal is for a single storey front and side extension that wraps around.
- The front extension is a matching projection of the existing front extension that was built with the houses along Ripon Close.
- The side extension extends out by 4 metres

### Ground Floor

- The proposal adds additional spaces on the ground floor. Kitchen, Dining and a Living room to allow the house to be more functional for the needs of the family.

### 3.1 Appearance

- The proposed extension is to be built using similar stone as the existing property
- The proposal has been designed using a vernacular style with stone and similar materials to that of its surroundings.

### 3.2 Access, Parking and Garden

- Access to the property is off Ripon Close and will remain unaffected by the proposal.
- The front garden has parking for 2 vehicles outside and a further vehicle parking is available on the street due to the cul de sac.
- The rear and side garden is in a private setting and is approximately 160 square metres post extension.

### 3.3 Justification of Work

#### Overview & design approach

The proposal comprises a **single-storey wrap-around extension** to the front and side of No.25 Ripon Close. The extension is modest in scale so that overall massing remains subordinate to the host dwelling and the wider streetscene. The design approach is to integrate the new work with the existing house by matching facing brick and roof tiles, adopting the existing roof pitch and eaves relationships where practicable, and respecting the principal elevation rhythm and fenestration pattern. This ensures the extension reads as a complementary addition rather than a dominant or incongruous element, in accordance with national design expectations for locally-responsive, high quality development.

#### Key design and site-specific justifications

##### 1. Limited massing & neighbour visibility

As a single-storey extension, vertical bulk is kept low and no additional ridge height is introduced. The majority of the extension will not be visible to neighbouring properties owing to existing close-board fencing and the separation distances to properties to the west. To the east, established mature trees provide screening for much of the year and substantially reduce intervisibility. These factors together minimise visual impact on the streetscene and nearby residents.

##### 2. Materials and architectural match

External finishes will match the host property (matching facing brick and roof tiles, and consistent window/door styles). Using matching materials and detailing helps the extension to sit comfortably with the original dwelling and the character of Ripon Close.

##### 3. Local precedent & siting benefits

The street contains a number of recently permitted modest front, side and rear domestic additions. The property's position at the end of the cul-de-sac gives it a more secluded aspect and reduces the number of adjacent properties directly affected by the proposals. This siting reduces the likelihood of any material harm to the character of the Close or to neighbouring amenity, provided the scheme adheres to established design and amenity tests.

##### 4. Neighbour amenity, daylight and privacy – 45° rule not applicable

The proposed works are single-storey and sited to the front and side of No.25. Given the property's location at the end of the cul-de-sac, the existing boundary treatments and the separation distances to neighbouring properties, there are no directly opposing primary living-room windows to which the standard 45° daylighting test would sensibly apply. Consequently the 45° rule is not applicable in this case. Notwithstanding this, the low single-storey form, together with existing tree screening to the east and fencing to the west, will ensure the extension will not give rise to unacceptable overshadowing, loss of outlook or overlooking to adjacent properties for the majority of the year. Photographs

and an annotated site plan are provided in the appendices to illustrate the screening and separation distances which mitigate potential impacts.

**5. Parking, access and highways**

The proposal retains existing off-street parking and does not increase the number of bedrooms. Therefore it will not materially increase parking demand or create a highway safety concern. An annotated site plan confirming retained parking is included in the submission.

## 4.0 Conclusion

The proposed single-storey wrap-around front and side extension at **25 Ripon Close** represents a modest, well-designed alteration that is sympathetic to the character and scale of the host dwelling and the surrounding streetscape. The extension remains clearly subordinate in massing, will be constructed using matching facing brick and roof tiles, and will respect existing building lines and architectural proportions. These elements ensure the development accords with the principles of good design set out in the **National Planning Policy Framework (NPPF)**, which encourages proposals that respond positively to local character and contribute to a well-functioning, sustainable environment.

In terms of amenity, the proposal has been carefully designed to avoid any material harm to neighbouring occupiers. The single-storey form, end-of-cul-de-sac location, and presence of boundary fencing to the west and mature tree screening to the east mean there are no directly opposing primary windows to which the 45° rule would apply. Consequently, the proposal will not cause unacceptable loss of light, outlook, or privacy to adjacent dwellings, consistent with the amenity protection principles of **Bury Local Plan Policies LP-BE6 and LP-BE8 and SPD6 – Alterations & Extensions to Residential Properties**.

The proposal also complies with **Policy LP-H9** of the Bury Local Plan, ensuring that the extension is proportionate to the host dwelling, uses appropriate materials, and maintains adequate access and parking provision. The retention of off-street parking ensures that highway safety and functionality are not affected.

Overall, the proposed development represents a well-considered, proportionate improvement to the property that aligns with both **local and national planning policy objectives**. It will enhance the usability of the dwelling for its occupants without detriment to the character of Ripon Close or the amenity of neighbouring residents, and should therefore be considered acceptable in planning terms.