



Design and Access Statement

Proposed Double storey rear and side extension.

6 Victor Avenue, Bury, BL9 5EB





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Introduction

1.0 Purpose of this document

This Design & Access Statement has been developed in support of a full planning application for the construction of a double storey partial rear extension with double storey extension.

1.1 This Design and Access Statement has been prepared in line with the latest advice based on policy and supporting documentation.

1.2 This document should be read in conjunction with all other documents and drawings that form the planning application.

1.3 Relevant Site History

No current planning application has been submitted and no building works are being undertaken on-site

1.4 Relevant Planning Policies

National Guidance

National Planning Policy Framework (NPPF) – February 2019

Supplementary Planning Documents (SPD): Guidelines and Standards for Residential Development (June 2016)

H2/3 Extensions & Alterations

Context

2.0 Wider Context

- 2.1 6 Victor Avenue is situated in the quiet Fernhill area of Bury.
- 2.2 Junction 2 of the M66 is located within 2 miles of Victor Avenue.
- 2.3 These main arteries provide easy access into Manchester, Bury, Bolton, Liverpool, Leeds and beyond.
- 2.4 The nearest bus route can be found on Argyle Street, 7 minutes' walk from the property.

2.6 Site Context

- 2.7 The property sits within a quiet urban setting in Fernhill. The houses on Victor Avenue are essentially Semi-detached houses.



Map showing Victor Avenue, Avondale Avenue, Marquis Avenue.



- 2.8 The property sits towards the end of Victor Avenue along with neighbouring properties to the sides and adjacent. Mature vegetation has grown around the rear boundary of the property creating a sense of privacy.
- 2.9 There are examples of the neighbouring houses with side and rear extensions
- 2.10 The property sits approximately level with the adjacent and side houses. Due to the site context any rear extension will be very discrete, with an extremely limited impact on the visual character of the estate.

Proposed Scheme

- 3.0 The proposed planning application is to extend the property to the rear and side (refer to drawing numbers A200). This will provide an extended kitchen and living area, office room and dining/snug room on the ground floor and provide 2 extra bedrooms on the first floor.
- 3.1 The materials for the proposed design are to match the existing property.
- 3.2 Two storey side extension that is set back from the main elevation to avoid the terracing effect.
- 3.3 Proposed Extensions will meet the existing eaves and roof line height.



Indicative Image of Proposed rear extension

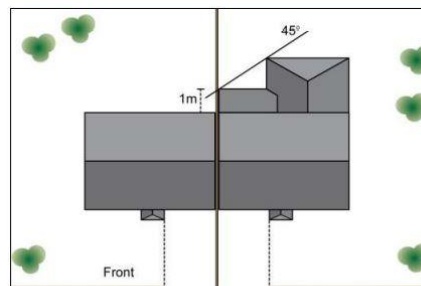
Layout

- 4.0 The New additions are of a scale that will not have an adverse impact on the overall layout around the dwelling. The proposals cover much less than 50% of the external space.
- 4.1 The new additions ensure that the internal layout is fit for purpose for the client. The current property has 3 bedrooms and bathroom at first floor. A lounge and kitchen at ground floor. The intention of the proposals is to convert the house to accommodate 5 generous sized bedrooms plus an additional dining space and office/lounge space.
- 4.2 The kitchen and dining area has been extended into the proposed extension.
- 4.3 The rear and side extensions are sympathetic to the setting out of rear & side extensions as set out in SPD6 (extracts below)



An appropriate setback from the main elevation can reduce the impact of an extension on the character of the street scene.

- where the extension would be on or adjacent to the boundary of another dwelling it should not normally project in excess of 1 metre from the rear wall of the neighbouring property. Beyond the 1 metre point the extension should not encroach beyond a 45° angle taken from the boundary at the 1 metre point (see diagram below);
- for detached properties the 45° line will normally be taken from the mid-point of the closest ground floor habitable room window however consideration will also be given to the impact to any outside amenity space in terms of overshadowing and overbearing development;
- flat roofed extensions will not normally be permitted; and
- side windows to habitable rooms should be avoided to prevent overlooking unless they are high level or obscure glazed.



Two storey and first floor rear extensions in relation to semi-detached properties.

Scale

- 5.0 The New additions are of a scale that will not have an adverse impact on the overall massing of the property.
- 5.1 The proposed extensions will not increase the height of the existing roof; it has been designed in a way to be inline he existing ridge of the roof to have a minimal impact on the scale and mass seen from public viewpoints
- 5.3 The existing internal floor Area at ground floor is 47.1 meters²
The existing internal floor Area at first floor is 47.1 meters²
Total Existing Floor Area 94.2 meters²
- 5.4 The proposed internal floor Area at ground floor is 85.6 meters²
The proposed internal floor Area at first floor is 77.2 meters²
Total Existing Floor Area 162.8 meters²

Materials

- 6.0 All materials are to match the existing materials.
Brickwork, roof tiles will all be selected to match the existing materials as much as possible.

Highways

- 7.0 The application will have no impact on the existing highways or access to the site.

Conclusion

- 8.0 The proposed planning application is seeking approval for a double storey rear and side extension
- 8.1 We have proposed a double storey partial rear extension which steps away from the party line at ground and first floor to ensure the 45 degree right for light to the adjoining property is maintained.
- 8.3 At rear ground floor we would like to extend out 3.7 meters to really make the most of the large external area and to create a new dining space. The side extension will extend by 2.2m which maintains a 200mm distance to the boundary to ensure the foundations are within the clients site boundary.
- 8.4 As the property is at the end of Victor avenue the next door property that is connected by the driveways is at a splay so the side extension will not create a pinch point and it will not have an adverse impact. We have stepped the side elevation away from the front elevation to provide a staggered view.
- 8.5 There will be very little impact to properties adjacent and there are no properties to the rear that over look the property.
- 8.6 All materials will match the existing house.