



Design and Access Statement

Double story rear and side extension with additional single storey rear extension plus a front porch and bay window.

4 Mansfield Avenue, Bury, BL0 9US





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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 Story rear and side extension with additional single storey rear extension plus a front porch and bay window.. It is proposed all elevations are to match the existing materials.

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 4 Mansfield Avenue is situated in the quiet Ramsbottom area of Bury.
- 2.2 Junction 1 of the M66 is located within 2 miles of Mansfield Avenue with Walmersley Road situated within 2 miles in the same direction.
- 2.3 These main arteries provide easy access into Manchester, Bury, Blackburn, Burnley, and beyond.
- 2.4 The nearest bus route can be found on Newcombe Rd, 1 minutes' walk from the property.

2.6 Site Context

- 2.7 The property sits within a quiet urban setting in Ramsbottom. The houses on Mansfield Avenue are generally Semi-detached houses with the exception of a detached house at number 6.



Map showing Mansfield Avenue, Heath Avenue & Newcombe Road



- 2.8 The property sits midway along Mansfield Avenue with neighbouring properties to the sides and rear. Mature vegetation has grown around the rear boundary of the property creating a sense of privacy.
- 2.9 The Adjoining house No.2 has extended to the side of the property already across both floors. We have proposed a partial double storey extension to the side and rear as a single storey extension to the side front and rear. We have provided a staggered step back from the front elevation at ground and first floor to avoid the terrace effect. We have also complied with the 45° rule for the rear 2 storey extension while extending our further at ground floor.
- 2.10 There are a number of two storey side, rear and single storey extensions on the housing estate and within close proximity to the property which sets a precedence for what we are seeking approval on.
- 2.10 The two storey rear extension falls within the 45° rule to ensure that there is minimal impact to the adjoining neighbour.
- 2.11 We have maintained a walk way to the side extension to reduce any impact to the next door neighbour and to ensure that access can still be gained within the site boundary without encroaching on adjoining land.
- 2.12 We have also stepped the rear extension away from the adjoining neighbouring boundary line to ensure that there will be impact to the neighbour during the construction or after completion.



Proposed Scheme

- 3.0 The proposed Planning application is to extend the property to the rear with a 1.45m double story extension and 5m single storey rear extension with a 1.4m double storey side extension, plus front door porch and front elevation bay window (refer to drawing numbers DR.A100, DR.A101). This will provide an extended kitchen and dining area on the ground floor creating more open social space with easy circulation. There is also an additional utility space with access to the side pathway as well as a downstairs toilet. The double storey has provided an additional new bedroom on the first floor, with a larger master bedroom and ensuite.
- 3.1 The materials for the proposed design are to match the existing property.
- 3.2 We are proposing to add a front porch to the front door to allow for a double door access point for additional security and to prevent heat loss when entering and existing the house.
- 3.3 We are proposing to extend the front window to form a bay window. This will lift the front elevation and provide some definition. This will also allow for a window seat internally which will provide a little more room space internally.

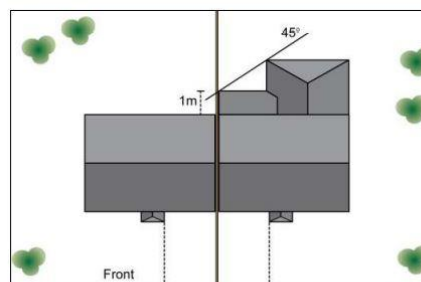
Layout

- 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 2 bedrooms plus a small box room. The intention of the proposals is to convert the house to accommodate 3 useable sized bedrooms and turn the box room into a small home office.
- 4.2 The kitchen and dining area has been extended into the proposed extension leading from an open plan living area.
- 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 below the existing ridge of the roof to have a minimal impact on the scale and mass seen from public viewpoints. Precedence has been set with the scale of extensions at No.1 Mansfield Avenue
- 5.3 The existing internal floor Area at ground floor is 48.7 meters²
The existing internal floor Area at first floor is 48.7 meters²
Total Existing Floor Area 97.4 meters²
- 5.4 The proposed internal floor Area at ground floor is 90.6meters²
The proposed internal floor Area at first floor is 60.3 meters²
Total Existing Floor Area 150.9 meters²
- 5.5 This provides an increase of usable floor area of 53.5 meters² which is an increase of 55% ?

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 Double Story rear and side extension with additional single storey rear extension plus a front porch and bay window.
- 8.1 The adjoining property has had a large 2 storey side extension as well as a rear conservatory. We would also like to maintain access to the rear garden area from the side of the house.
- 8.2 We have proposed a staggered single and double storey side extension to break up the street elevation. To the rear we are proposing to extend out the first floor rear elevation 1.45 meters which is inline with the 45° angle for rights for lights.
- 8.3 At ground floor we would like to extend out 5 meters to really make the most of the large external area and to create a modern open plan kitchen and dining area.
- 8.4 The proposed application should have minimal impact to both neighbours. There will be very little impact to properties adjacent or to the rear.