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Land r/o  
**354 Manchester Road,  
Bury BL9 9NR**

**Full application for the erection of one dwelling**

## **Planning Statement**

## **1. INTRODUCTION**

- 1.1. This planning statement is for the erection of a single dwelling on land to the rear of 354 Manchester Road, Bury. It is accessed along a private drive from Bury Road which serves another single dwelling. The statement sets out the main town planning considerations that arise in determining the application.

## **2. THE APPLICATION SITE AND ITS SETTING**

- 2.1. The application site is within a primarily residential area and is situated to the rear of 354 Manchester Road. It is an area of land that has not previously been developed, although the historic mapping from 1923-1928 shows surface ground workings had been undertaken. Since then, the site has become overgrown with vegetation, including trees, some of which are protected by a tree preservation order.
- 2.2. Land to the west of the site was developed for housing in the 1930s and this forms the western boundary. Housing on land immediately to the east and north of the site is shown as having developed in the 1980s, and since then there has been very little change in this developed part of Bury.
- 2.3. The housing development close to the site is mixed in character and form, with terraced, semi-detached and detached dwellings. The houses on Manchester Road closest to the site are large, detached dwellings with large private gardens a feature of which is mature tree cover. Some of the trees are protected by TPOs and TPO 274 relates to trees on the application site.
- 2.4. The dwellings most visible to the site are of traditional brick construction with pitched roofs, including some dwellings with hipped gables. No 364a, which is the only building with a visual interface with the proposed dwelling, presents a piked gable elevation exhibiting a double and single garage door with a balcony above.

### 3. PLANNING HISTORY

- 3.1. There is no relevant planning history on the site.

### 4. RELEVANT PLANNING POLICIES

- 4.1. The adopted development plan comprises:
- The Joint Places for Everyone (PfE) Development Plan Document, which was adopted by Bury Council with effect from 21 March 2024; and
  - Bury Unitary Development Plan saved policies, excluding those replaced or modified by PfE.

- 4.2. The policies most relevant to this application are found in Places for Everyone:

JP-H3: Type, Size and Design of New Housing

JP-H4: Density of New Housing

JP-P1: Sustainable Places

JP-S2: Carbon and Energy

JP-S4: Flood Risk and the Water Environment

JP-C2: Digital Connectivity

JP-G7: Trees and Woodland

JP-G8: A Net Enhancement of Biodiversity and Geodiversity

- 4.3. Planning policies not set out in the adopted development plans can be material considerations in determining applications. The NPPF is an important source of such policies, and the following sections are relevant to this application:

2. Achieving sustainable development

5. Delivering a sufficient supply of homes

8. Promoting healthy and safe communities

12. Achieving well-designed places

14. Meeting the challenge of climate change, flooding and coastal change

15. Conserving and enhancing the natural environment

- 4.4. Additional policies are found in supplementary planning documents, which may set standards or provide guidance. Relevant to this case are:
- Parking standards (2008), with an emerging revision in January 2025
  - Design and layout of new development (2008)
  - Planning out crime in new development (2001)
- 4.5. These policies have informed the application proposals.

## **5. PLANNING ASSESSMENT**

- 5.1. The application proposals are for a single dwelling within a residential area within the established urban area of Bury. The site is adjacent to an existing dwelling, and to the rear of housing development fronting onto Manchester Road and to housing development fronting onto Windermere Drive.
- 5.2. The site has no current use but is an area of land that has become wooded over time, and some trees are now protected by a TPO. Arboricultural advice has been taken with regard to siting the dwelling outside of root protection zones so that no harm comes to protected trees.
- 5.3. The design of the dwelling has been influenced by the size and location of the identified development platform. The distance from living room windows of 354a Manchester Road meets the requirement for space between dwellings as there are no main room windows facing towards it. The active frontage faces towards the access drive providing a clear and legible view of the entrance to the dwelling, and to parking provision. The form of development of 2-storey with a pitched and hipped roof and facing materials proposed are characteristic of the locality.
- 5.4. In policy terms, the site is located within the urban area and is unallocated. Since the adoption of PfE the council considers that it is now able to demonstrate a five-year supply of deliverable housing sites with a 20% buffer. However, this is not bar to granting further consents for housing, including on windfall sites such as this one. The results of the latest Housing Delivery Test mean that the presumption in favour of

development set out in §11d of the Framework is engaged and planning permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

- 5.5. The biological net gain metric forming part of the application shows that there is a requirement to enhance the habitat within the site, or to provide additional habitat units off-site through a certified provider.
- 5.6. The site would be accessed along the existing drive serving No 354a. Whilst it is narrow, there is good visibility along it and there is an intervisible passing place available part way along it. It is not considered that the small amount of traffic generated by the dwelling would give rise to any highway issues.

## **6. CONCLUSION**

- 6.1. The application is for a single, 4-bedroom dwelling on a backland site within a residential neighbourhood of the urban area. The scheme has been designed to take account of arboricultural concerns as set out in the arboricultural report forming part of the application. It also takes account of the location and orientation of the adjacent dwelling, and good design practice. The results of the housing delivery test show that in Bury there is a presumption in favour of development.
- 6.2. The proposal for a single dwelling on this site is supported by the information submitted with the application, and the application is therefore commended to the LPA for conditional approval.