

Appeal Statement

Appeal Statement to accompany the drawings for **20 Cliff Road, Bury, BL99SP (71855/FUL)**.

on behalf of :

Mr Platt

July 2025

Thorp Design Services
thorpdesignservices@gmail.com

1. Introduction

1.1 This Statement has been produced to support an appeal for planning permission for the Demolition of existing garage & erection of new garage at **20 Cliff Road, Bury** (“the Application Proposals”) for Mr Platt (“the Applicant”).

1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

2. Accompanying Statement

2.1 The application was for the Demolition of existing garage & erection of new garage at 20 Cliff Road, Bury.

The decision letter for the property stated the following reason for refusal:

1 The retention of the garage in this location would be detrimental to the visual amenities of the streetscape along this side of Cliff Road. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

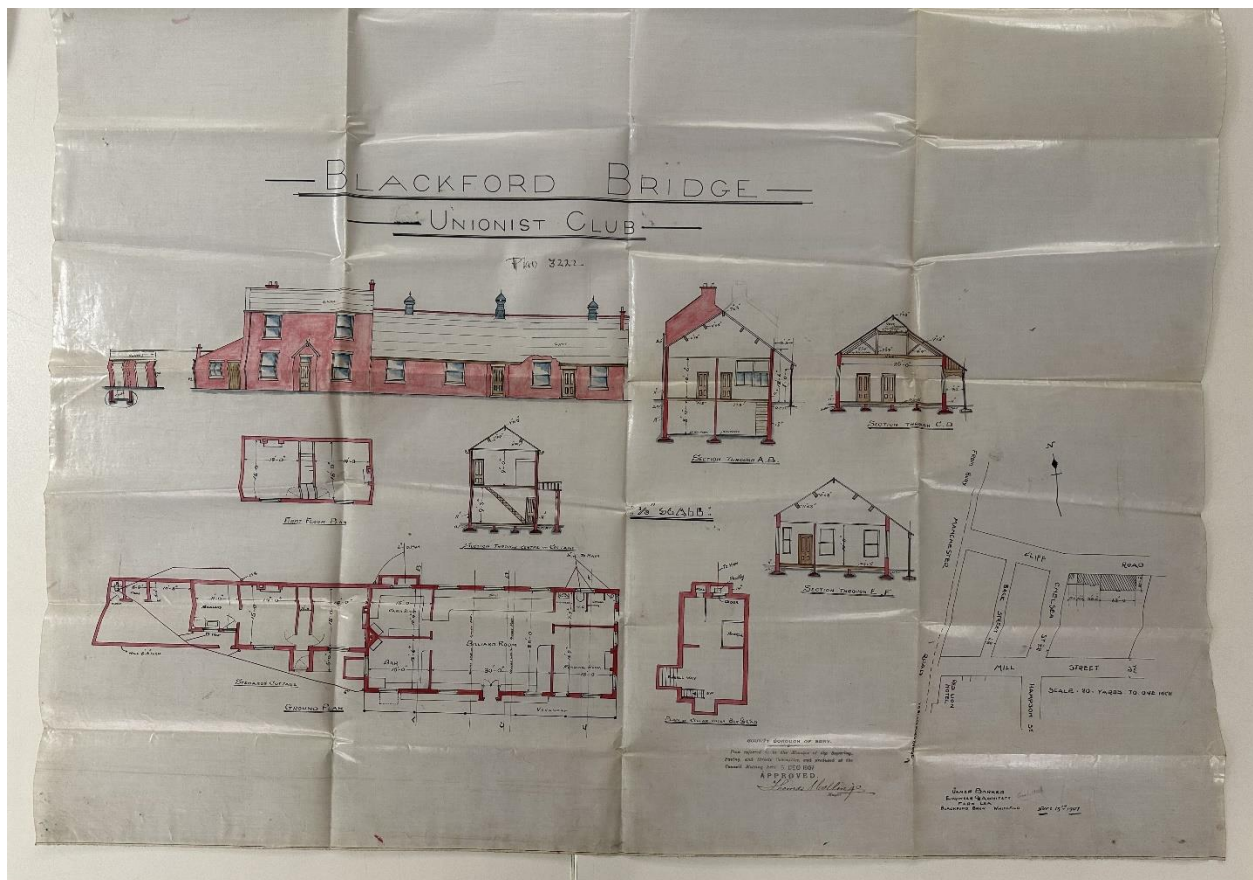
2 The proposed access arrangements indicated on the submitted plans are sub-standard, which would lead to conflicts between vehicles reversing from the garage and pedestrians on the shared access that serves other properties on Cliff Road, to the detriment of road and pedestrian safety. The proposal is therefore unacceptable and contrary to UDP Policy H2/3 and associated guidance in SPD6 relating to Extensions and Alterations.

3 The application and submitted plans contain insufficient information to ensure that the applicant can secure the new vehicular access to the site from Cliff Road as indicated on the submitted plans. The proposal is therefore unacceptable and contrary to UDP Policy H2/3 and associated guidance in SPD6 relating to Extensions and Alterations.

What is now Cliff road is a back road for the property, the property frontage was originally facing the Original Cliff Road shown on the below Title Document (Highlighted in Red).



Please also see the below original plans for the property which shows this road and its position in relation to the property.



Following the completion of this building there was a run of houses built on Mill Street which created the rear access road. These properties had garage access to the rear of the property – Shown below on Google Street View;

Thorp Design Services
thorpdesignservices@gmail.com



It has also been noted that the adjoining neighbour has in the past had a garage in a similar position. The garage has now gone for extra parking however as you can see the garage slab is still in-situ.



As part of this work 20 cliff road was also given rear access to the property. The Existing kerbs are still in place however they are not used any more (See pictures Below).

Thorp Design Services
thorpdesignservices@gmail.com



Thorp Design Services
thorpdesignservices@gmail.com

The new cliff road has always been a rear access to the sites and a garage off this road is not detrimental to the street scene (With it being a back access road).

Point 2 – Thorp design comment.

As previously demonstrated in Point 1 this is a back road which is used for access to the garages and for refuge storage.

There are existing garages along this run which use the same space to maneuver their cars. I have demonstrated on TDS-25-196-06 access and egress into the garage (See attached Drawing.

Point 3 – Thorp design comment.

Please refer to Point 2 and the associated plan.

With the above in mind, we have appealed against this decision as we feel these points could have been answered during the planning stage if they were raised. Taking the above into count we feel that the application should be approved with relevant conditions.