

Design and Access Statement

June 2026

41 Palmerston Close

Bury BL0 9YN

Application for Extension



*Report prepared by AREM AD Ltd
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INTRODUCTION

This Design and Access Statement accompanies a submission to Bury Borough Council for householder planning consent for alterations to 41 Palmerston Close, Ramsbottom.

This submission should be read in conjunction with the following drawings:

- AD2504.001 Existing Location Plan
- AD2504.002B Existing & Proposed Site Plan
- AD2504.101A Existing Plans
- AD2504.202 Proposed Plans
- AD2504.301 Existing Elevations
- AD2504.302 Proposed Elevations

AI Declaration

Elements of this statement have been reviewed with the assistance of AI solely to check clarity, consistency, and wording. No original content, ideas, or substantive drafting were generated by AI. All content originates from the author.

The Property

41 Palmerston Close is a detached two-storey dwelling with an integral garage and a secure private rear garden. The property occupies a quiet position at the end of a cul-de-sac and reflects the architectural character and scale of neighbouring houses within the wider residential estate.

A single-storey conservatory has previously been added to the rear elevation. The property is not listed, does not fall within a conservation area, and is outside designated Green Belt land. No Article 4 Direction applies to the site, and there are no known heritage or landscape constraints affecting future development.

Site Location

No. 41 occupies a position on the western edge of the wider Whittingham Estate, within the Ramsbottom ward of Bury. The estate was developed in several phases during the latter half of the 20th century, resulting in a varied residential environment rather than a single, uniform architectural character.

Over time, many properties have been altered or extended, introducing a broad mix of forms, scales and external treatments. This incremental evolution has softened any original uniformity and now defines the estate's character: a diverse collection of dwellings with differing massing, roof profiles and architectural detailing.



Fig 1: Across both the wider estate and Palmerston Close, successive layers of change are evident, resulting in a varied architectural character. This is apparent within the small cul-de-sac where No. 41 is located.

PROPOSALS

The proposal comprises the following elements:

- A. Demolition of the existing garage and construction of a new two-storey extension to the eastern side of the property.
- B. Formation of a new porch to the principal (front) elevation.
- C. Alterations to existing windows and doors on the rear elevation to improve natural light and internal layout.
- D. Installation of a Velux rooflight to the rear roof slope of the new extension.

The design approach ensures that the overall composition of the dwelling remains coherent and respectful of its original form. The scale and massing of the proposed extension have been carefully considered to sit comfortably within the plot and to maintain harmony with the surrounding street scene. The works represent a logical and proportionate evolution of the property, consistent with the varied character of the wider Whittingham Estate.

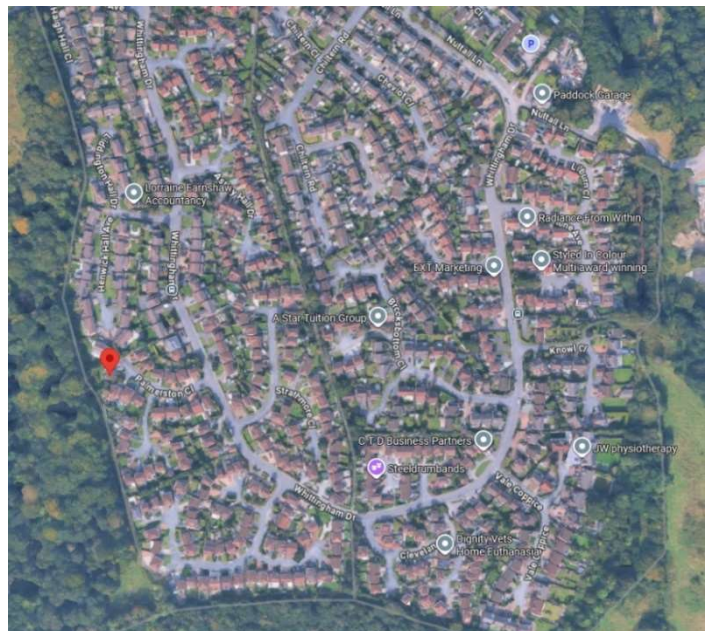


Fig 2: 41 Palmerston is situated on the Western edge of the large Whittingham Drive estate that was constructed in various phases from the 1970s onwards.

DESIGN AND ACCESS

Use

The property will continue to be used as a single residential dwelling. The proposed works do not alter the established use of the site.

Scale

The scale of the dwelling will increase on the eastern and front elevations through the construction of the two-storey side extension and new porch. These additions are proportionate to the existing house and remain visually subservient to the primary built form. Their height, massing and roof profile are consistent with similar extensions found elsewhere within the Whittingham Estate, ensuring the development integrates comfortably with its surroundings.

Amount

Existing GIFA: 128.4m²
Proposed GIFA: 170.9m²

The proposal increases the internal floor area through the reconstruction of the garage and the formation of new first-floor accommodation above. Despite this, the rebuilt garage will continue to provide sufficient space to accommodate a car, maintaining the functional requirements of the property.

Access

Access to the property is unchanged.

Layout

No. 41 Palmerston Close occupies a generous corner plot with mature planting along the northern and eastern boundaries. The proposed extension is positioned adjacent to this open space, meaning there is no potential for the development to create an uncharacteristic terracing effect with neighbouring properties.

SPD6: Alterations & Extensions normally requires a 1.5m (1500mm) set-back from the principal elevation for two-storey side extensions in order to maintain visual separation between dwellings and avoid a terracing effect. However, the policy also acknowledges that a reduced set-back may be acceptable where the risk of terracing does not arise, such as on corner plots or where there is significant spacing between properties.

In this case, the extension is set back by 700mm at first floor level, which is considered appropriate given the site's corner position, the absence of any adjoining property to the east, and the substantial landscaped boundary. The reduced set-back maintains the legibility of the original dwelling and preserves the rhythm of the street scene, fully aligning with the intent of SPD6.

To accommodate the new two-storey structure, the existing garage will be demolished and rebuilt. Pedestrian access to the garage will be provided via a new external door on the eastern elevation, replacing an existing window.

Appearance

The proposed extension has been designed as a cohesive and sympathetic addition to the property. External materials—including brickwork, roof tiles and uPVC windows—will match the existing dwelling to ensure visual continuity and prevent the extension from appearing dominant.

The design responds positively to the established character of Palmerston Close. Features such as the front-facing gable window and the porch form reflect architectural elements found elsewhere on the street, with comparable precedents at Nos. 23 and 6 Palmerston Close.

To the rear, the proposed alterations—including new bi-fold doors and a kitchen window—will be constructed in matching uPVC to enhance the relationship between the house and garden. A Velux rooflight (sloping centre-pivot MK08 with fixed vertical MK35) is proposed on the rear roof slope of the extension. A minor reduction in the size of an existing rear window is also included, with all materials selected to match the existing dwelling.

Landscaping

Only minor alterations to the front garden will be required to facilitate the new extension. These works will not affect the existing parking arrangement, which is retained through the reconstruction of the garage. As such, the development continues to comply with the parking standards set out in SPD11: Parking Standards in Bury.

No landscaping works are proposed to the rear garden.

Amenity

The windows within the two-storey side extension, as well as the bi-fold doors and rooflight, face only the front and rear elevations. These replicate existing viewing directions and do not introduce any additional overlooking.

Given the property's detached nature and its position on a corner plot adjacent to open space, the development will not result in any loss of daylight or sunlight to neighbouring dwellings. The proposal therefore accords with Policy H2/3 of the Bury Unitary Development Plan.

External lighting will match the existing provision, ensuring no increase in light spill or pollution. All services will utilise existing connections, and the bin storage area will remain in its current location.

PLANNING PRECEDENT

41 Palmerston is located within a sizable estate where several extensions have been approved in recent years. The planned two-storey extension will blend seamlessly with the wider area.

Ref: 71415

7 Palmerston Close: 21st February 2025

Single storey rear extension.

Ref: 67818

15 Palmerston Close: 31st January 2022

Part two storey extension/ part one storey extension.



Ref: 66324

33 Palmerston Close: 12th February 2021

Two/ single storey extension at front, first floor side extension and widening of existing driveway.

Ref: 61151

23 Palmerston Close: 27th February 2017

First floor side extension and single storey rear extension.



Fig 3: Note that many surrounding houses have similar side extensions and porches.
Top right- clockwise: 23 Palmerston Cl; 6 Palmerston Cl; 27 Palmerston Cl and 15 Palmerston Cl.

VALIDATION CHECKLIST

Required:

- ✓ AI Declaration
- ✓ Design and Access Statement
- ✓ Landscaping
- ✓ Photographs

Not Relevant:

- ✗ Archaeological Assessment
- ✗ Carbon and Energy Statement
- ✗ CoCP Appendix A
- ✗ Daylight and Sunlight
- ✗ Ecology Assessment and Biodiversity Net Gain
- ✗ Environmental Pollution
- ✗ Flood Risk Assessment
- ✗ Greenbelt Statement
- ✗ Heritage Statement and Impact Assessment
- ✗ Noise Impact Assessment
- ✗ Refuse Disposal Details
- ✗ Structural Survey
- ✗ Sustainable Design Statement
- ✗ Tree Survey

CONCLUSION

The proposed extensions have been carefully designed to respect the scale, proportions and character of the original dwelling while making efficient use of the generous corner plot. Their form and massing sit comfortably within the varied street scene of Palmerston Close and reflect the pattern of development established across the wider Whittingham Estate.

The scheme has been developed in accordance with the guidance set out in SPD6: Alterations & Extensions, ensuring that the works preserve the legibility of the host property, avoid any risk of terracing, and maintain appropriate separation and visual balance within the street. Parking provision remains fully compliant with SPD11: Parking Standards, supported by the reconstruction of the garage.

The proposals also safeguard residential amenity, with no adverse impact on daylight, sunlight or privacy to neighbouring properties, consistent with the requirements of UDP Policy H2/3.

Overall, the development represents a proportionate and well-considered enhancement to the property that aligns with the relevant policies of Bury Council. We look forward to engaging with Planning Officers as the application progresses.

PHOTOGRAPHS



