

Design and Access Statement for a Proposed Part Single-Storey, Part Two-Storey Side Extension to Provide Additional Living and Kitchen Accommodation and an Ancillary Family Annexe at 145 Rochdale Road, Bury, BL9 7BB

Introduction

This statement has been prepared in support of a planning application for a part single-storey, part two-storey side extension at 145 Rochdale Road, Bury, BL9 7BB.

The proposal will provide an increased ground-floor living and kitchen area, together with a one-bedroom ancillary family annexe. The annexe will provide flexible accommodation for a member of the applicants' family, allowing an appropriate degree of privacy and day-to-day independence while remaining closely associated with the principal household.

The existing property is a semi-detached one-bedroom dwelling situated on a corner plot fronting Rochdale Road. The dwelling has an unusual relationship with its plot and does not benefit from a conventional rear garden or a practical area within which a meaningful rear extension could be constructed. Extending to the side therefore represents the most appropriate means of providing the additional accommodation required.

The works include the construction of a part single-storey, part two-storey side extension of brick-and-block construction, the formation of new structural openings for windows and the infilling of existing window openings.

Site and Surrounding Context

The application site measures approximately 156.5 m², and the existing dwelling has a footprint of approximately 27.2 m².

There is approximately 10 m between the side elevation of the original dwelling and the side boundary of the site. This substantial separation provides sufficient space to accommodate an extension while retaining the open character of the corner plot.

A number of properties within the surrounding area have been substantially extended. The property at 582 Manchester Road has a single-storey front and side extension with a front porch, a two-storey side and rear extension and a single-storey rear extension. The property at 588 Manchester Road has also been enlarged through a two-storey side and rear extension, a loft conversion, an increased roof-ridge height and a front entrance porch.

These examples demonstrate that extended dwellings form part of the established character of the surrounding area, subject to each proposal responding appropriately to its particular property, plot and neighbouring relationships.

The Proposal

The proposed part single-storey, part two-storey side extension measures approximately 5.85 m in length and 3.6 m in width.

At ground-floor level, the extension will provide approximately 21.1 m² of additional accommodation, increasing the living and kitchen space available within the property and contributing to the ancillary family accommodation.

At first-floor level, the extension will provide approximately 10.4 m² of additional accommodation, including one additional bedroom. The proposal will therefore increase the existing dwelling from one bedroom to two bedrooms overall.

The extension will be positioned flush with the principal elevation of the existing house. The two-storey element will be reduced relative to the ground floor, being set in by approximately 1.3 m and terminating approximately 1.3 m forward of the rear extent of the single-storey element.

The proposed works also include the formation of new window openings and the infilling of existing openings where required to accommodate the revised internal arrangement.

Design Development

A number of alternative arrangements were considered during the design process. The submitted proposal was selected because it makes efficient use of the unusually wide side area, provides practical accommodation at both levels and responds appropriately to the particular constraints of the site.

The unusual configuration of the property means that no meaningful additional accommodation can be achieved through a rear extension. The proposed side extension therefore provides the most practical means of improving the dwelling while maintaining an appropriate relationship with the neighbouring property and wider street scene.

Scale, Siting and Form

The existing dwelling is approximately 4.66 m wide, while the proposed extension will be approximately 3.6 m wide. Approximately 6.4 m will remain between the side of the completed extension and the site boundary.

Paragraph 5.1 of Bury Council's SPD6: Alterations and Extensions to Residential Properties advises that two-storey side extensions should generally incorporate a first-floor setback to avoid an uncharacteristic terracing effect. However, the guidance expressly allows this requirement to be relaxed on corner sites and where sufficient separation remains to the side boundary. The proposed flush frontage is considered the most coherent architectural response to this unusually positioned dwelling. The substantial retained side gap will preserve the openness of the corner plot and ensure that the proposal does not create an appearance of terracing.

SPD6 also advises that extensions on corner plots should normally occupy no more than half of the available side width or retain at least 2 m between the extension and the boundary with the adjacent highway. The proposal satisfies both of these tests. It occupies less than half of the approximately 10 m available side width and retains approximately 6.4 m to the boundary. Although the first-floor element is flush with the principal elevation, its scale and mass have been reduced through the 1.3 m side inset and by terminating the two-storey element approximately 1.3 m forward of the rear extent of the ground floor. These measures ensure that the extension remains proportionate to the original dwelling and responds appropriately to its corner-plot setting.

The extension will increase the footprint of the existing dwelling while retaining a substantial area of undeveloped land around the property. Its scale is therefore appropriate to the site and will not result in overdevelopment.

Neighbouring Amenity

The scale and positioning of the extension have been carefully considered in relation to the neighbouring property.

The two-storey element has been brought forward by approximately 1.3 m from the rear extent of the ground floor. This reduces the depth and mass of the first-floor accommodation and ensures that the proposal responds appropriately to the relevant 45-degree assessment.

The proposal will not encroach beyond the relevant 45-degree line taken in relation to the neighbouring habitable-room window. It will therefore preserve the daylight and outlook available to the neighbouring property and avoid an unduly overbearing relationship.

The proposed windows have also been positioned to avoid unacceptable overlooking or loss of privacy. The development is therefore considered to preserve the residential amenity of neighbouring occupiers.

Ancillary Family Accommodation

The extension will provide one-bedroom ancillary accommodation for a member of the applicants' family, supporting current and future multigenerational living arrangements while allowing the occupant a reasonable degree of privacy and day-to-day independence.

Paragraph 9.1 of SPD6 advises that supplementary family annexes should normally be connected to the principal property by a direct internal link. An internal connection was considered but would materially reduce the space available for essential kitchen units, appliances and storage within the constrained plan of the existing one-bedroom dwelling. Separate pedestrian access from within the shared residential curtilage was therefore considered the most functional arrangement.

Notwithstanding the absence of an internal doorway, the annexe will be physically attached and remain functionally ancillary to 145 Rochdale Road. It will share the same address, services, utility accounts, vehicular access, parking and residential curtilage, with no boundary subdivision, separate postal delivery point or independent council-tax identity. It will not be sold, leased, let or otherwise disposed of independently and will be occupied and managed as part of the wider family household.

Paragraph 3.2 of SPD6 allows proposals to be considered on their individual merits where flexibility is appropriate. In this instance, the one-bedroom scale of the annexe and its physical and functional relationship with the principal dwelling provide sufficient assurance that it will not form a separate independent dwelling. To secure this relationship in the long term, the applicant is willing to accept an appropriately worded planning condition requiring the accommodation to remain ancillary to, and occupied in association with, 145 Rochdale Road.

Appearance and Materials

The extension will be constructed using brick-and-block construction with a contemporary brick external finish.

The materials and detailing will establish a coherent relationship with the existing dwelling while giving the completed property an appropriately contemporary appearance. The proposed windows will be carefully positioned and proportioned as part of the overall architectural composition.

The flush frontage will provide a clear and unified principal elevation. The reduced width and rearward extent of the two-storey element will ensure that the extension remains proportionate to the original dwelling and does not appear excessively bulky within the street scene.

Access, Parking and Refuse Storage

The annexe will not have an independent vehicular access or separately allocated parking. Vehicular access and parking will remain associated with the property as a whole, reinforcing the ancillary relationship between the annexe and the principal dwelling.

Pedestrian access to the ancillary accommodation will be provided within the shared residential curtilage. There will be no subdivision of the site or creation of a separate access arrangement that would suggest the formation of an independent dwelling.

Refuse and recycling containers will be stored at the side of the property within the application site.

Planning Policy

The proposal has been designed with regard to Policy H2/3 of the Bury Unitary Development Plan and Bury Council's SPD6: Alterations and Extensions to Residential Properties.

Policy H2/3 requires house extensions and alterations to be considered with regard to their size, height, shape, design and external appearance; the character of the property and surrounding area; the amenity of adjacent properties; and visibility for pedestrians, cyclists and drivers. The proposed extension is proportionate to the original dwelling and the unusually spacious corner plot. It will retain a substantial separation from the side boundary, respond appropriately to the character of the surrounding area and preserve the amenity of neighbouring occupiers.

Paragraph 3.1 of SPD6 requires extensions to achieve a high standard of design, complement the original building, avoid excessive bulk, preserve neighbouring daylight and privacy, retain sufficient amenity space and provide adequate refuse storage. The proposal responds positively to these considerations.

Paragraph 3.2 confirms that proposals should be considered on their individual merits and acknowledges that flexibility may be required when applying some of the stated standards. This is particularly relevant to the property's corner position, the substantial retained side separation, the absence of a conventional rear extension opportunity and the proposed family use of the accommodation.

Paragraph 5.1 expressly allows the normal first-floor setback requirement to be relaxed on corner sites. The extension will also occupy less than half of the available side width and retain approximately 6.4 m to the side boundary, substantially exceeding the alternative minimum separation of 2 m identified in the guidance.

The reduced rearward extent of the two-storey element responds to the relevant 45-degree assessment and protects the adjoining property's daylight and outlook. The proposal also retains sufficient external space around the dwelling and provides appropriate access, parking and refuse-storage arrangements.

Paragraph 9.1 supports supplementary family annexes that remain ancillary to the principal dwelling, contain only one bedroom and are appropriate in scale and position. Although the annexe will not have a direct internal doorway, its physical attachment and shared address, services, access, parking and residential curtilage will maintain a clear functional relationship with the principal dwelling. Its future use can also be appropriately controlled by condition. The proposal is therefore consistent with the underlying objectives of Policy H2/3 and SPD6.

Conclusion

The proposed part single-storey, part two-storey side extension will provide much-needed additional living and kitchen accommodation and a one-bedroom ancillary family annexe. The development responds appropriately to the unusual configuration of the existing one-bedroom dwelling and its spacious corner plot. Extending to the side represents the most logical design solution because the property does not benefit from a conventional rear garden or a practical opportunity for a meaningful rear extension.

The proposal occupies less than half of the available side width and retains approximately 6.4 m to the side boundary. This substantial separation will preserve the openness of the corner plot, maintain clear visual separation from neighbouring development and avoid an appearance of terracing.

The reduced scale and rearward extent of the first-floor element will protect neighbouring daylight, outlook and privacy. The development will also retain sufficient external amenity space and will not result in overdevelopment of the site.

The annexe will meet the applicants' current and future family needs while remaining physically and functionally ancillary to 145 Rochdale Road. It will not create a separate independent dwelling.

The proposal represents a considered and proportionate improvement to the property and is consistent with the relevant objectives of local planning policy and guidance. It should therefore be supported.