

Planning Statement

Construction of a single dwelling in the Land to the side of **32 Manchester Road,
Ramsbottom, BL0 0DH**

on behalf of :

Mr & Mrs Wall

Dec 2024

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1. Introduction

1.1 This Planning Statement has been produced to support an application for planning permission for the construction of a single dwelling (“the Application Proposals”) for Mr & Mrs Wall (“the Applicant”) for the land next to 32 Manchester Road, Ramsbottom.

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

1.3 This Statement has been prepared pursuant to s.62 of the Town and Country Planning Act 1990 (as amended) and Article 4C of the General Development Procedure Order 1995 (as amended), as informed by Circular 01/2006 and CABE Guidance issued in 2006.

Accompanying/Supporting Information:

ZT24-196-00 Location Plan

ZT24-196-01 Existing Site Plan

ZT24-196-02 Existing Topo Overlay

ZT24-196-03 Proposed Floor Plans

ZT24-196-04 Proposed Front and Rear Elevations

ZT24-196-05 Proposed South Side Elevation

ZT24-196-06 Proposed North Side Elevation

ZT24-196-07 Proposed Site Plan

ZT24-196-08 Proposed Topo Overlay Plan

ZT24-196-09 Proposed Landscaping & Parking Plan

Design and Access Statement

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2. The Application Proposal

2.1 The Application Proposals are Shown in more detail on the drawings.; they include construction of a new 4-bedroom dwelling with attached external store and space for 2 cars. Waste storage will be on the side of the site behind the parking in a separate bin store.

The existing site is currently an unused section of the garden.



Works to the site will include;

New service/drainage runs

Foundations

Fencing

Building of new dwelling

Construction of Terrace

Laying of new porous driveway

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3. Planning Policies

In the consideration of the proposals, the following policies are relevant to the scheme and have been taken into consideration within this submission:

NPPF National Planning Policy Framework
EN1/2 Townscape and Built Design
H2/1 The Form of New Residential Development
H2/2 The Layout of New Residential Development
EN6/3 Features of Ecological Value
HT2/4 Car Parking and New Development
SPD11 Parking Standards in Bury
JP-H3 Type, Size and Design of New Housing
JP-H4 Density of New Housing
JP-S2 Carbon and Energy
JP-S4 Flood Risk and the Water Environment
JP-C2 Digital Connectivity
JP-C5 Streets For All
JP-C6 Walking and Cycling
JP-G8 A Net Enhancement of Biodiversity and Geodiversity
JP-H1 Scale of New Housing Development
OL2/1 Development on Other Protected Open Land
PATH Pathway

4. Planning Policy Justification

Design and Appearance:

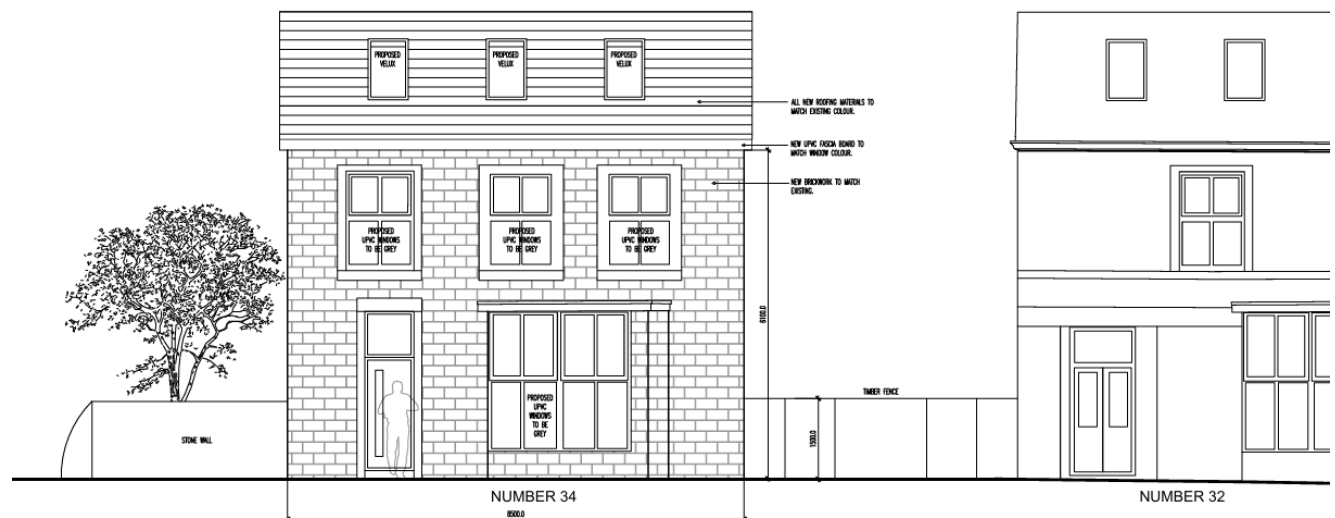
PfE Policy JP-H3 - Type, Size and Design of New Housing seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

Policy JP-H3 states that all new dwelling must comply with the nationally described space standards and be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. An application will therefore need to demonstrate compliance with this policy unless it can be otherwise demonstrated.

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Architectural Comment: In regard to design there has been an impetus from day one to replicate the style/height/finish of no. 32 Manchester road. Following on from Pre-Planning advice we have made the front facing windows smaller to algin more with the design on the existing road.

The materials used will be stone work on the front elevation and render down the side/rear to replicate the finish of 32 Manchester road.



Highways:

Following on from the pre application advice where we were advised that parking off the main road between the properties would not be supported, an effort was to move this around to the rear of the property serviced by the access road.

We have designed the spaces in such a way that each property would have 2 covered spaces which would double up above for the proposed bin store.

Public Right of Way:

The Pre application submission had the parking off the front meaning public right of way would be affected however with the parking location change the right of way remains intact and as existing.

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Environmental Health Contaminated Land:

This document is accompanied by a Contaminated Land survey.

Air Quality:

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. Due to this requirement, and the requirements of the new building regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), this Section will recommend that the following condition should an application be made:

The site shall provide one electric vehicle (EV) charging point (minimum 7kW*) per unit to number 34 Manchester Road.

5. Conclusion

It is considered the property will fit in well within the street scene, will have no impact on highways issues have limited impact on neighboring properties.

We are happy to engage with the council if needed to review and address any potential issues during the planning process.