
DATE	MAY 2026
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PROPOSAL	PROPOSED FIRST FOOR REAR EXENSION AND FRONT PERGOLA
DEVELOPMENT ADDRESS	44 RINGLEY ROAD, WHITEFIELD M45 7LL
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Proposed side 3D view

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for a proposed first floor extension above the existing garage, together with the addition of a front pergola structure at the property.

The proposed development has been carefully designed to complement the existing dwelling and surrounding residential context, whilst providing improved family accommodation and enhanced external amenity space.

The application site is located adjacent to Stand House, 42 Ringley Road, a Grade II listed building. As such, consideration has also been given to the potential impact of the proposal upon the setting and significance of the listed building.

Stand House has been identified as a late 18th-century Georgian mansion house, constructed in red brick and displaying classical architectural references, including symmetry, sash windows, stone detailing, a central pediment and a portico entrance. The building has architectural and historic significance, it has been altered over time, with later additions and changes to its setting.

2. Proposal

The application seeks planning permission for:

- A first-floor extension above the existing garage to provide a new master bedroom and en-suite accommodation.
- The addition of a front pergola adjoining the new kitchen area to create a covered outdoor seating and entertaining space.

The proposal has been designed to integrate sympathetically with the existing property in terms of scale, form and materials.

Given the proximity of the site to the adjacent listed building, the design has also been considered in heritage terms, particularly in relation to the setting of Stand House and the way in which the proposal may be viewed in the wider residential context.

3. Design Principles

The proposed first floor extension follows the existing architectural character of the dwelling and is subordinate in appearance to the main house. Materials and finishes will match or closely resemble the existing property to ensure visual continuity with neighbouring properties.

The scale and massing of the development have been carefully considered to ensure the proposal remains proportionate to the host dwelling and surrounding residential properties.

The front pergola is lightweight in appearance and positioned to enhance the usability of the front garden without creating harmful visual impact within the street scene or wider setting.

The design approach has taken account of the adjacent listed building. Stand House has been identified as a prominent local domestic building of Georgian origin, with significance derived from its architectural form, historic interest, red brick elevations, sash windows, classical detailing and former relationship with its grounds. According to research its setting has changed over time due to the loss of original gardens, later residential development and subsequent alterations.

The proposed extension does not physically affect the listed building and is limited to the application property. The design has been kept domestic in scale and visually restrained so that it does not compete with, dominate or distract from the significance of Stand House.

4. Heritage Considerations

The adjacent property, Stand House, 42 Ringley Road, is a Grade II listed building. It can be described as a Georgian red brick mansion house, probably dating from the late 18th century, with later alterations and additions. Its principal significance lies in its surviving historic and architectural character, including its front elevation, classical proportions, red brickwork, sash window arrangement, stone detailing and elements of its original plan form.

The building has undergone a number of changes over time. These include the division of the building, the addition of later extensions, the loss of parts of its former grounds, and changes to its wider setting. Whilst Stand House remains significant as a listed building, its historic setting has already been altered to some degree.

The proposed development has been assessed in relation to the setting of the listed building. The extension is residential in character, modest in scale and located within the domestic curtilage of the application property. It will not result in any physical alteration to Stand House, nor will it obscure or remove any important historic features of the listed building.

The proposed works are considered to preserve the setting of the listed building for the following reasons:

- The extension remains subordinate to the host dwelling, replicating the existing roof design.
- The proposal does not interrupt or obscure the principal elevation of Stand House.
- The scale, form and materials are domestic and sympathetic to the surrounding residential context.
- The proposal does not alter the historic fabric of the listed building.
- The development does not result in the loss of any identified heritage features.
- The front pergola is lightweight and visually recessive.
- The proposal is not considered to compete with the Georgian architectural character of Stand House.

The proposal therefore has a neutral impact upon the significance and setting of the listed building. Any visual change is limited, a replica of the existing roof design, domestic in nature and contained within the existing residential context.

5. Residential Amenity

Consideration has been given to neighbouring residential amenity throughout the design process.

Although the extension is positioned close to the boundary, the side-facing windows proposed within the boundary elevation are obscured glazing and therefore no overlooking or loss of privacy will occur to neighbouring occupiers.

In addition, the proposed balcony area associated with the new master bedroom has been specifically designed with a solid wall, which prevents overlooking toward the rear neighbouring property. As such, the proposal does not result in any unacceptable impact upon neighbouring privacy or residential amenity.

The proposal is therefore considered to comply with Bury Council's residential design guidance relating to overlooking and neighbour amenity.

6. Access

There are no changes proposed to the existing site access arrangements. The property will continue to utilise the existing pedestrian and vehicular access points.

The proposed development relates solely to internal residential improvements and external domestic alterations. No changes are proposed to parking, highway access or public access arrangements.

7. Planning and Heritage Policy Context

The proposal has been considered in the context of local and national heritage policy, including the requirement to preserve the setting of listed buildings.

The design requires special regard according to the statutory duty under the Planning Listed Buildings and Conservation Areas Act 1990, which requires the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest. We also refer to Bury's local planning policy, which seeks to preserve the Borough's built heritage and requires consideration of the relationship of extensions to listed buildings in terms of height, size, design, roof-scape and setting.

The proposed development is considered to accord with these principles. It is modest in scale, domestic in appearance and sensitively designed. It does not physically affect the listed building and does not result in harm to its historic fabric, architectural character or setting.

6. Conclusion

The proposed first floor extension and front pergola represent a sympathetic and well-considered addition to the existing dwelling. The development has been designed to respect the character of the surrounding area whilst ensuring neighbouring amenity is protected.

Due regard has also been given to the adjacent Grade II listed building, Stand House. The Heritage Report identifies Stand House as a building of architectural and historic significance, while also noting that its setting has been altered over time. The proposed development is domestic in scale, does not affect the historic fabric of the listed building and does not result in harm to its significance or setting.

The proposal is considered appropriate in scale, appearance, heritage impact and residential amenity terms. It is therefore respectfully requested that Bury Council grant planning permission for the development.



Proposed Front 3D view