



12 Ten Acre Drive, Whitefield M45 7LP

Planning, Design & Access Statement

January 2022

Proposed Replacement Dwelling and Associated Works

12 Ten Acre Drive, Whitefield M45 7LP

Mr and Mrs Cohen

January 2022

**Planning & Development
Advisors**

**Gary
Deane**
Associates

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Introduction

Purpose

Mr and Mrs Cohen seek full planning permission to erect a replacement dwelling at 12 Ten Acre Drive Whitefield M45 ZLP. A new front boundary fence, entrance gate and soft landscaping would also be introduced together with associated works.

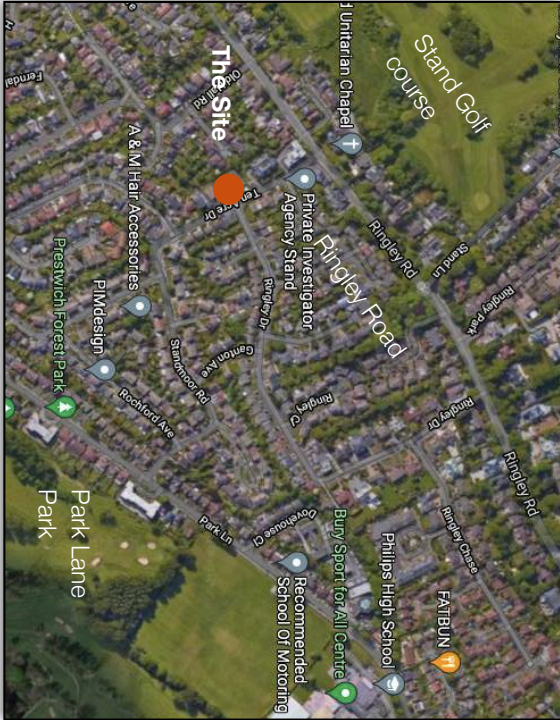
This Planning, Design and Access Statement sets out the merits of the proposal. It explains the design thinking behind the scheme and shows that it is a suitable response to the site and its context. The Statement also demonstrates that the scheme is compliant with relevant national and local planning policies.

The Site

The site is occupied by a detached bungalow that has a tall forward projection with a mono-pitched roof facing the road. The building stands back from the road behind a driveway and has gardens to both the front and rear. The set back position of this single storey building means that it has a modest presence within the local street scene.

No 12 falls within a predominantly residential area wherein buildings vary in style, age, scale, type, size and general appearance. The wide variety in existing built form is readily evident in the immediate vicinity of the site. On one side of No 12 are 3-storey apartment blocks, Carlton Place and Ten Acre Court, while on the other are 2-storey detached houses of individual design. Although no particular style or size of building predominates, the application dwelling stands out as a small bungalow among much taller and far more substantial 2 and 3-storey buildings. In the wider area, several properties have been extended and externally altered, which adds to the highly varied built form within the local area.

Photographs of the existing dwelling and neighbouring properties on either side are shown overleaf.



Aerial and Site Location Plans



Existing Front
Elevation



Adjacent Dwelling



Existing Rear
Elevation



Adjacent Apartment
Block

The Proposal

The proposal is to erect a detached 2-storey dwelling on the site with a new front boundary wall, entrance gate and associated works. The existing dwelling would be demolished and removed to make way for the new addition.

The proposal has been carefully designed to:

- Create a visually attractive building that will positively contribute to the character and appearance of the local area;
- Provide additional living space that better meets the needs of the applicants in a way that makes more efficient and effective use of the land available within the site;
- Make far more of what the site has to offer with an attractive outlook from the rear windows across a high quality landscaped garden;
- Introduce a new building of a scale, height and mass that more closely matches that of nearby properties and so blends in with the built form along Ten Acre Drive;
- Install an attractive low level front boundary wall, pillars, entrance gate and soft landscaping to the highway frontage of the site;
- Reduce the built footprint within the plot that, in turn, provides an opportunity to increase the space around the building and garden for use by the applicants; and
- Provide sufficient space for off road vehicle parking, a bin store and access to the public highway.

Very few of these benefits could be achieved by extending and refurbishing the application property because the existing building:

- is modest in size with small rooms and limited facilities as a family home;
- has shallow foundations. Consequently, there is almost no load bearing capacity within the existing structure to support an upwards extension;
- contains an unusual pitched roof profile that contains a large amount of void space. This arrangement doesn't lend itself easily to modification or conversion to useable living space;
- has a relatively large footprint. With limited space on each side of the dwelling, any meaningful outwards extension would appear cramped in terms of layout. It would also reduce the amount garden to such an extent that it would no longer provide adequate outdoor amenity space;
- contributes little positively to the local street scene. While not obtrusive, the existing dwelling has an unassuming presence that neither adds nor detracts from the character of the area.

In marked contrast, the proposal represents an important opportunity to significantly improve the living conditions of the applicants, enhance the appearance of the site and add visual interest to the street scene.



Visual: Proposed Rear Elevation

Scale and Layout

Although taller and more substantial in built form than its existing counterpart, the new building would stand comfortably and confidently within the plot with a good sized back garden and ample space to both the front and rear.

Like the existing dwelling, it would stand back from the road behind a driveway and frontage planting that will partly screen and visually soften the new development when seen from the road.

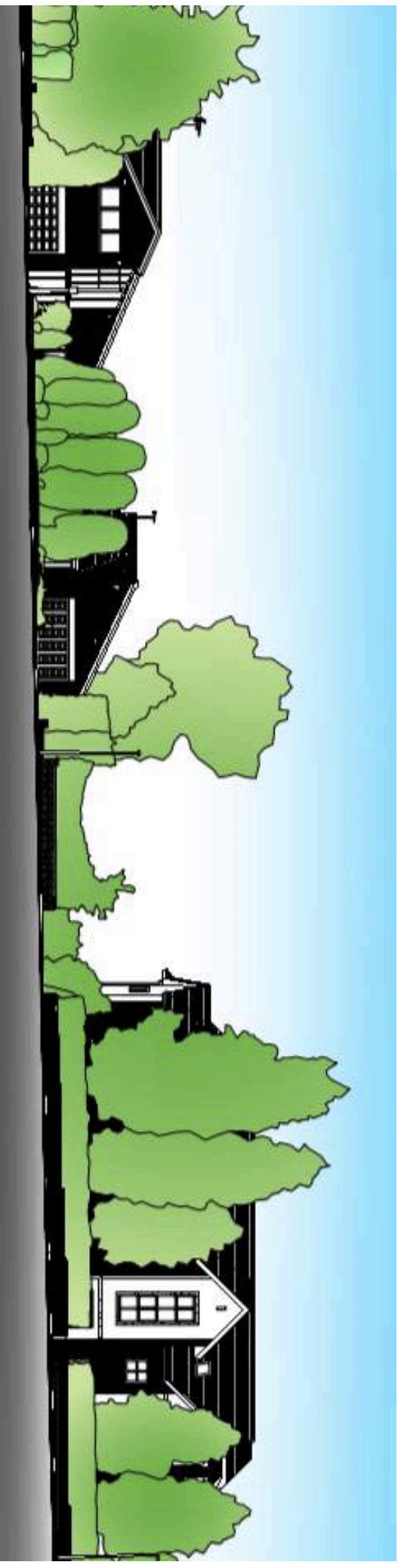
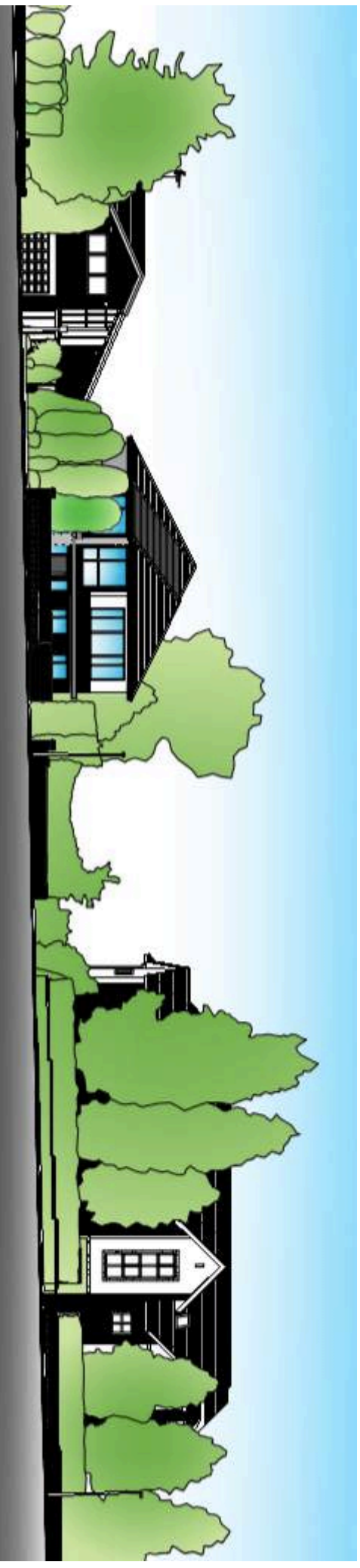
The new addition would also be set away from the side boundaries of the site and further away from the dwelling beyond the rear boundary than the existing building. The orientation of the new building and its windows would avoid any potential problems of overlooking or a reduction in light or outlook for others.

On one side of the site is a generous gap to the adjacent block of apartments, Carlton Place. That separation distance and the gap between these buildings would be maintained with the new built form in place, as the proposed street scene clearly shows.

On the opposite side of the site, is a 2-storey dwelling with a long 'cat slide' roof facing the site. This feature, coupled with the bespoke design of the proposal, would ensure that these properties would continue to be seen from the road as separate distinct entities with a reasonable gap between them.



The Proposed and Existing Street Scenes



Design & Access

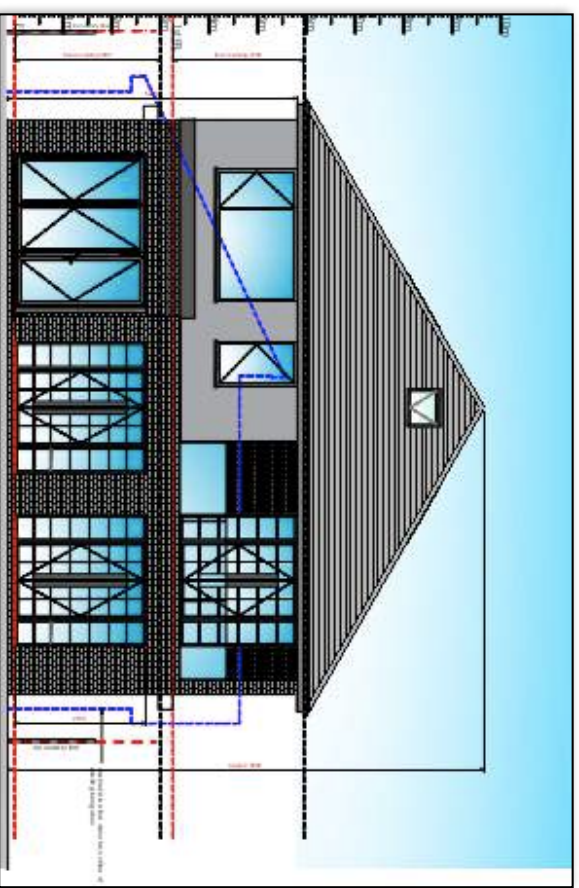
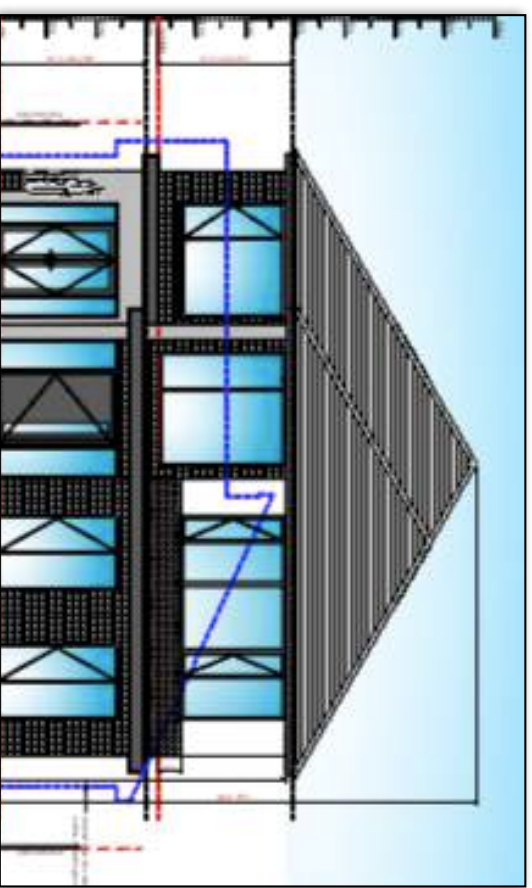
The proposed design is tailor made for this site. It is simple and effective. As the plans and visuals show, the completed development would make a strong visual statement that would add interest to the streetscape. The new front and rear elevations are shown opposite with the outline of the existing building illustrated as a blue dashed line.

Whilst having a coherent residential character, the local area is more than capable of successfully accommodating a variety of dwellings in terms of style, built form and materials. Along Ten Acre Drive and nearby streets there are several examples of extensions and alterations to properties that have transformed the size and appearance of the original dwellings. In most cases, these have been readily assimilated into the prevailing character of the local area. No 12, as proposed, would do likewise.

The proposed external materials are detailed in the submitted specification and could be covered by a planning condition. Specifically, the walls will be brick with stone cladding and grey render. The roof will be pitched with grey slates. The windows will include aluminium or uPVC frames in grey. The doors will include powder coated grey aluminium frames with full length glazed panels with those at the rear with horizontal and vertical bars in a Crittal style.

The new dwelling would be served by the existing vehicular access from Ten Acre Drive, as existing, with space on the driveway for up to 3 cars to park.

Along the site's frontage to Ten Acre Drive will be a low level boundary wall with horizontal aluminium slats above and brick pillars. The gate will be about 5m wide and also include horizontal aluminium slats.



Proposed Front and Rear Elevations



Visual: Proposed Front Elevation

DEVELOPMENT CONTROL POLICY
GUIDANCE NOTE 16

Design and Layout of New Development in Bury

October 2008

Bury Unitary Development Plan

- Introduction
- Borough profile and key issues
- Strategic planning background

INTRODUCTION

high-wide plan to guide and control development into the next century, it is not to have a clear vision of the type of Borough the Plan is attempting to create and a strategy for the Plan was prepared as a first step in the work on the UDP.

issued through the UDP was previously published in the document "Bury 2001 Plan" (July 1991). This Strategy is now set out as part of the UDP to provide to the policies and proposals which follow later in the Plan.

gy is a response to the changes which have taken place in the local economy and the growing concern for the environmental quality of the area. Such matters be at the heart of the emerging interest in the concept of 'sustainability' where development is to be sustainable, its impact should not result in the irreversible deterioration of the environment.

Strategy is to give direction to the Plan. This, in turn, will help the Borough to meet the challenges and develop the opportunities of the 1990's in a positive manner. The Plan also sets out the ways in which the quality of the environment and ensuring that the needs of the population are taken into account.

BOROUGH PROFILE AND KEY ISSUES

factor of the Bury area and the way in which it has developed can be seen to a large extent to be the result of the changes in the nature of the key issues affecting the Borough today. Any strategy for the area must therefore take account of the changes which have had an impact on the Borough's development in the past and the changes which are likely to have an impact in the future.

Bury Unitary Development Plan

- Introduction
- Borough profile and key issues
- Strategic planning background
- Strategy
- The plan and sustainability

INTRODUCTION

The strategy to be pursued through the UDP was previously published in the document 'Bury the Plan' (July 1991). This Strategy is now set out as part of the UDP to provide an essential background to the policies and proposals which follow later in the Plan.

Primarily, the Strategy is a response to the changes which have taken place in the local economy over recent years and the growing concern for the environmental quality of the area. Such matter can also be seen to be at the heart of the emerging interest in the concept of "sustainability" which is recognised that, if development is to be sustainable, its impact should not result in the reversal or unacceptable deterioration of the environment.

The intention of the Strategy is to give direction to the Plan. This, in turn, will help the Borough balance the need to meet the challenges and develop the opportunities of the 1990's in a positive manner, whilst at the same time enhancing the quality of the environment and ensuring that the needs of all sectors of the population are taken into account.

BOROUGH PROFILE AND KEY ISSUES

The nature and character of the Bury area and the way in which it has developed can be at the heart of many of the key issues affecting the Borough today. Any strategy for the future, therefore, have its roots in the processes of change which have had an impact on the development.

National Planning Policy Framework

Planning Balance

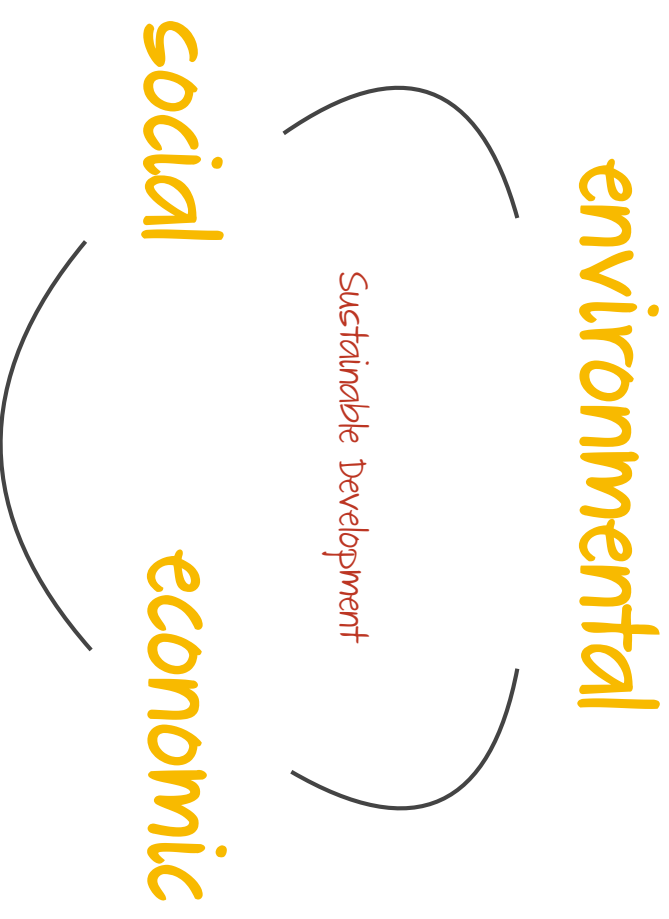
The United Kingdom's commitment to the 17 Global Goals for Sustainable Development in the period to 2030, has now been included in the Framework. They provide the context for the three overarching objectives of the planning system in pursuing economic, social, and environmental net gain.

In this instance, the finished building would achieve a high standard of energy efficiency and thermal insulation, an efficient boiler and an opportunity for solar gain. The completed development would respect the predominantly character of the local area. It would make an efficient and effective use of land. The construction process will minimise waste. These matters would all provide significant environmental benefits.

The proposed scheme would provide a replacement that would better suit the applicant's accommodation needs and those of future occupiers. The site is also located close to local services and facilities including public transport. Benefits would also arise from the use of robust external materials that will be easy to keep in good order. These are all social benefits to which considerable weight should be attached in support of the application.

Constructing the building would also contribute to the local economy through the provision of jobs and the sale of construction materials. It will ensure that the applicants stay in the local area and continue to support local services and facilities. These social, environmental and economic benefits, taken together, carry very significant weight in favour of the proposal.

Overall, the scheme is an appropriate and positive response to the characteristics of the site. It is compatible in its context and complies with relevant planning policies. The planning balance is firmly tipped in favour of the proposal. Therefore, planning permission should be granted.





Gary Deane

Associates

M 07505 737 561

W www.garydeaneassociates.co.uk

E gary.deane@mac.com