

Planning Statement

Adaptations to and construction of a Ground Floor Side Extension at **313 Holcombe Road, Bury**

on behalf of :

Mr Rollason

September 2023

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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 Ground Floor Side Extension (“the Application Proposals”) for Mr Rollanson (“the Applicant”) who lives at 313 Holcombe Road, Bury

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.

2. The Application Proposal

2.1 The Application Proposals are Shown in more detail on the drawings.; they include construction of a ground floor extension to be an office.

2.2 There has been a previous proposal for a side extension on the property which was refused due to the below points (Taken from the decision letter dated 24/06/2020 App number 65448);

The proposed development would, by reason of its size, position and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan: H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties and EN1/2 - Townscape and Built Design.

Architectural Comment: The proposal submitted is smaller than the previous one and the roof design has been changed to be less dominant on the street scene. With the roof pitching into the existing property this takes a lot of the visual weight out of the extension. We believe these changes will satisfy the existing worry regarding it being a prominent and intrusive feature within the street scene.

The proposed boundary fence/gate would reduce visibility at the junction of the rear access with Hunt Fold Drive and at the back edge of the footway to sub-standard levels, which would be detrimental to highway safety. The proposed development therefore conflicts with the following policyies of the Bury Unitary Development Plan: H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties, EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

Architectural Comment: The proposed boundary fencing was deemed to close to the existing highway and would cause sight issues from the rear access road upon egress. The newly installed fence has been built 1.8m in from the back of the pavement line and gives good visibility from the junction onto Hunt Fold Drive.

The proposed access arrangements are sub-standard in terms of visibility onto the unadopted rear access and in relation to providing adequate arrangements at the interface between the entrance to the proposed parking area and the narrow rear access in order to ensure that a vehicle can adequately manoeuvre into and out of the parking area in close proximity to the Hunt Fold Drive junction, which would be detrimental to the free flow of traffic and road safety. The proposed development therefore conflicts with the following policyies of the Bury Unitary Development Plan.

Architectural Comment: This point is redundant due to the fact that the rear garden does not have any parking within its area as such there is no issues maneuvering onto the rear access road from the property.

3. Summary and Conclusion

3.1 The Application Proposals respect relevant national and local planning policies. In terms of design, they reflect the very best, and it causes no harm either visually or in regard to highway access and egress.

3.2 Planning permission should therefore be granted, subject to appropriate conditions.