

Planning Statement

Construction of 1x new 4 bed property at **Land off Spring Street, Tottington**

on behalf of :

Paul Power

Nov 2025

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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 1x 4 bed house off Spring Street, Tottington. ("the Application Proposals") for Paul Power ("the Applicant") for the site known as **Land off Spring Street, Tottington**.

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 the construction of 1x house with 4 bedrooms. The scheme includes for carparking (3) and Waste/Bike storage which will be provided to the side of the site.

2.2 The materials to be used will be similar to the surrounding buildings. The houses will predominantly be built from brick, however, to add interest to the front elevations stone cills/headers will also be included.



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2.3 Works to the site will include;

New service/drainage runs

Foundations

Construction of House

Fencing

Laying of new patio areas

Laying of new porous driveway

Installation of EV Charger

2.4 The above information should be read in conjunction with the submitted drawing pack;

TDS-25-196-00 Location Plan

TDS-25-196-01 Existing Site Plan

TDS-25-196-02 Proposed Topographical Site Plan

TDS-25-196-03 Proposed Floor Plan

TDS-25-196-04 Proposed Elevations

TDS-25-196-05 Proposed Landscaping

TDS-25-196-06 Proposed Boundary Treatment

3.0 Pre Planning Advice

3.1 Pre Planning advice was gained on the 2nd September 2025 (Ref: 03109E) and stated part of the advice is below with Thorp Design Comments in [Blue](#)

Density - The red edge on the proposed plans appears to be around 0.02 hectares, so would comply with the 50dph in JP-H4. [Noted](#)

Layout - The proposed dwelling is shown to be positioned behind No 19 Spring Close and to the side of No 3 Spring Street but would not appear to cause issues of overlooking or sub-standard aspect standards. [Noted](#)

The development would need to incorporate sufficient outdoor amenity space, bin storage, parking and cycle storage in compliance with SPD11 (see below).

Details of boundary treatments and access arrangements will need to be submitted in due course with the ability to manoeuvre cars in and out of the site without conflict to other users on Spring Street. [We have looked at bin store and bike store provisions for this size property along with boundary treatments within the drawing pack.](#)

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Design – The plans do not scale at 1:50 when measured but bedroom 4 looks like it could be below the standard for a single bedroom which needs to be 7.5 sqm minimum and at least 2.15m wide. [The plans have been updated update this bedroom size.](#)

A 4 bed property needs to provide 3 sqm of built in storage. [There will be more than 3m2 of storage spread over each floor](#)

In terms of the design, this needs a re-think as the roof depth looks disproportionate and 'top heavy' comparative to the ground and first floor and needs to be reduced in height and the dormer is overly large and disproportionate. Perhaps consider splitting the dormer into two much smaller additions which may look more balanced. It may be a struggle to provide a 4 bed property on this site given the required space standards, parking and storage requirements but that will be one for the applicant to consider. [We have kept the roof height for the application as we feel the height is needed for the upper storey.](#)

Highways – [Please refer to highway consultant documents](#)

- ☐ Visibility at the junction of Spring Street needs to be assessed to see whether it complies with the guidance in Manual for Streets.
- ☐ If the above guidance can be met, a scheme of measures to resurface the access route from Market Street should form part of the proposals.
- ☐ A fully detailed, topographical survey-based site plan confirming that the width of the existing route for vehicles will be maintained should be submitted. Appropriate legal advice should then be sought by the applicant to determine whether the proposals would involve the stopping-up of any areas on unadopted highway on the southerly side of Spring Street that has been open for use by the public:
- ☐ Adequate parking in compliance with the new SPD11 will need to be provided within the curtilage of the site, clear of the unadopted Spring Street. The development would need to provide 3 parking spaces for a 4 bed dwelling (the basic dimension of a parking space is 2.5m x 5m) and 1 secured, covered cycle storage space per bedroom (If no garage or secure area is provided within curtilage of dwelling)
- ☐ Waste Management would need to be consulted to determine whether their requirements can be met.