



RA Design & Project Management Ltd
Suite 4
The White House
42-44 Chorley New Road
Bolton
BL1 4AP

12 OWLERBARROW ROAD, BURY BL8 1RD

PLANNING STATEMENT

FEBRUARY 2022



Introduction

The proposal involves the erection of a one and half storey garage and porch to the existing house at 12 Owlerbarrow Rd and construction of a detached modern home in the spacious grounds of the rear garden.

Extension to 12 Owlerbarrow Rd

The garage and porch to the existing house will match materials on the existing house including the same brick, render, pvc window profile and roof tile.

The existing driveway will be a shared access between the existing and proposed property and the existing integral garage will be blocked. There was a recent approved application where this was approved, although in that case new garage was detached.

The visual impact of the new garage will be screened by the existing high hedges on both sides and will sit comfortably in the new setting. Similarly, the impact of the porch will be negligible.

New House at rear of 12 Owlerbarrow Rd

Design

The design will be a modern, multi-layered design using rendering, cladding and glazing. The property is a detached dwelling well screened from other properties and sufficiently spaced apart to accommodate a unique design.

Highway Impact

The access from Owlerbarrow Rd will be a shared access between the existing house and the new house, and there will be no impact on the neighbouring highway in terms of manoeuvrability as parking to the new house will be contained within its own curtilage. The design will incorporate an underground car park and sufficient turning space on the drive to allow ingress and exiting in a forward gear.

The new house can accommodate 3 cars in the garage.

Impact on Neighbours

The new house will be set within a natural dip in the ground and will therefore not be higher than the adjacent properties. The maximum topographical height will therefore be lower than all three surrounding properties :

- Property to the Left - eaves 123.91 ; ridge 126.88
- Property to the Right - eaves 122.06 ; ridge 124.01
- Property Facing - eaves 127.34 ; ridge 125.07
- The new property – max height 123.79

NB. Above directions based on birdseye plan view – see topographical survey

Existing trees will be retained where they lie outside impact on the new dwelling and all side windows will be obscure glazed to level

Interface distances far exceed the minimum stated in Bury Council's design guidance and as such result in no meaningful impact on any neighbours.

Impact on Sunlight

The All 3 properties have rears which are South facing. As a result of the orientation (broadly SW to NE) and the topographical levels above, there will be no impact on sunlight on any of the three properties affected.

Trees

There are no protected trees on the site and all trees have been assessed and plotted in the Arboricultural assessment. Some will be removed where they are impacted and many will remain. There is an abundance of greenery and trees on all adjacent properties and these provide good screening and shielding.

Amenity Space

The amenity space for the new dwelling will be 1090sqm which is far in excess of the Council's planning guidance. Hard and soft landscaping by means of permeable paving and a mixture of new lawns, planting and the existing trees and greenery is proposed.

Heritage Assets

There are no heritage assets in close proximity and consequently there is no negative impact on any heritage assets.

Flooding & Drainage

The property does not lie in flood risk zone and therefore there is no flood risk assessment required. Drainage proposals are indicated on the plans.

Coal

The property does not lie in an area of mining and therefore there is no coal risk assessment required.

Conclusion

The works to the existing house will have no impact as a result of the porch and garage extension.

The applicant will be making a significant investment in creating his once in a lifetime dream home and will move into the new home upon completion with the existing home being handed over to his son or daughter.

The new house is a development that sits comfortably in a very spacious plot and by careful design, has no impact on any neighbours nor the street scene or highway. The design is eye catching and unique and of a size commensurate with the land upon which it sits and expected of a development in such a location.