

To accompany Supplementary Planning Statement - Feb 2025

Alan Chorlton

From: Alan Chorlton <achorlton@chorltonplanning.co.uk>
Sent: 23 January 2025 15:53
To: 'Townsend, Jennie'
Subject: RE: [EXTERNAL] RE: land to the north of 2 Hollins Close ref 71178
Attachments: hollins close constraints plan jan 25.pdf

Our ref: A2408
23rd January 2025

Hi Jennie

HOLLINS CLOSE, UNSWORTH, BURY - P.APP : 71178

Further to our telephone conversations I have discussed the alternative proposal - for two residential units on the above site to comply with Planning Density Policies - with the applicants.

The relevant policy is PFE Policy JP-H4: Density of New Housing

I assume that we are looking at a net density of 35 dwellings per hectares as the net site area is approx. 0.5 hectares

However, I wonder if there can be a dispensation from the policy?

The PFE does refer to ;

"Lower densities being acceptable where they can clearly be justified by;

2. Site-specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets and green infrastructure"

The justification is as follows;

1. The defining characteristics of the Hollins Close development are large houses set within medium sized gardens. The provision of two smaller units would not respect these defining characteristic and would be out of character with the rest of the development.
2. Although the overall net site is of generous proportions the actual build area on the site is restricted by the following:
 - a. The building line along Hollins Lane will need to be respected. This is quite well-established and we would not want to build in front of this line especially as this will be the first house on the right hand side of Hollins Lane on the western approach to Unsworth.
 - b. The proposed building also needs to be set back to the main frontage line of No.2, Hollins Close, not the line of the double garage in front of this. The garages – both to No. 1 and No. 2 - are quite intrusive as they project towards the Hollins Close roadway. Any building on the application site needs to be set back some 13 or 14 metres to avoid a claustrophobic restriction at the entrance to Hollins Close which would be poor townscape design and not aesthetically pleasing.
 - c. As there are windows in the side elevation of No. 2 Hollins Close we need to keep a reasonable distance away from this side elevation for privacy reasons.
 - d. To provide a reasonable, usable rear garden, in line with the other houses, we need to keep a reasonable distance away from the rear boundary fence of the plot.

Although it is possible to build a pair of small semi-detached houses or two apartments, we feel that these would not be appropriate for the site given the restricted build area and the existing visual character of Hollins Close.

I would be grateful for your comments on the above to help the project move forward.

I look forward to hearing from you.

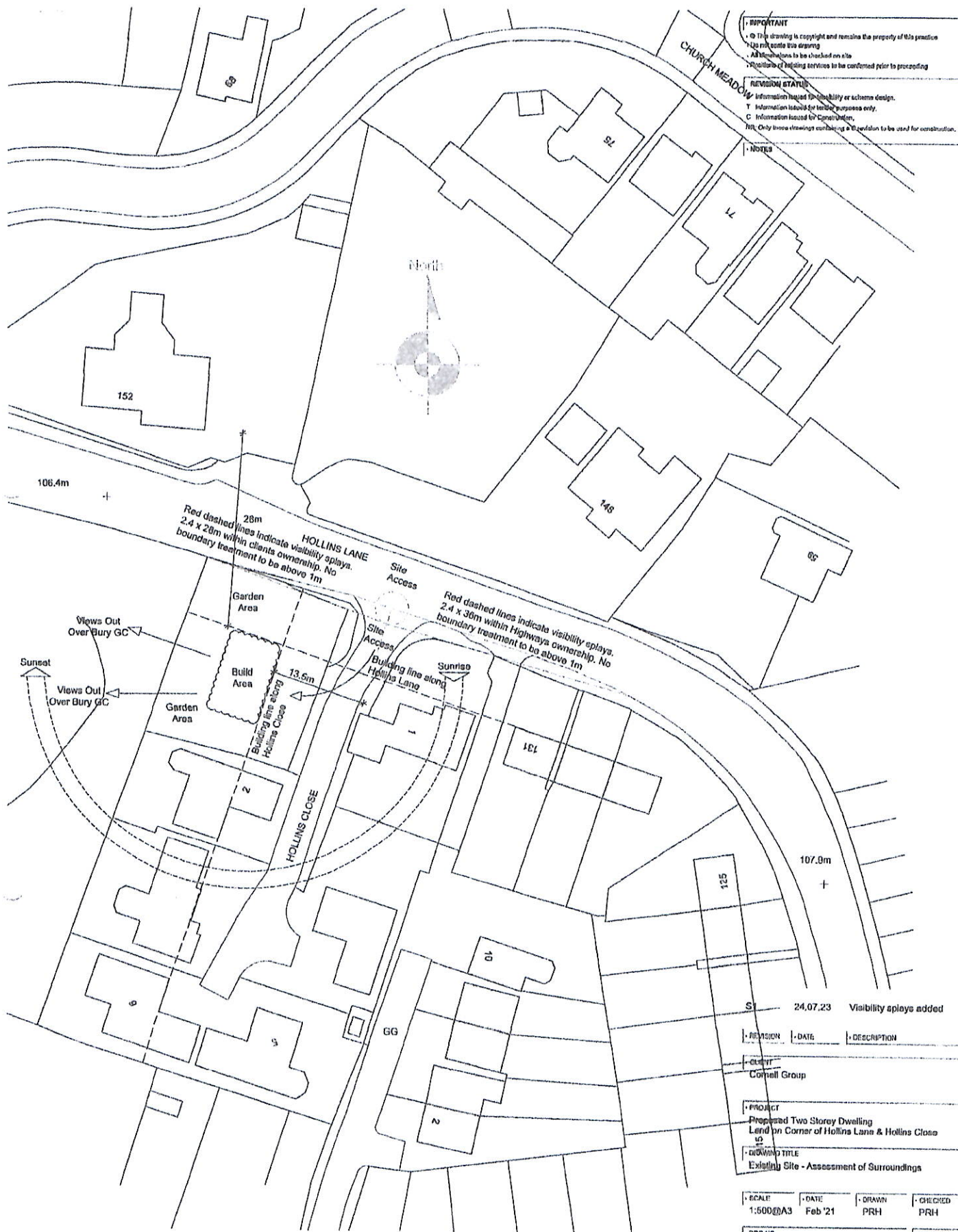
Kind regards,

Alan

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