

DESIGN AND ACCESS STATEMENT

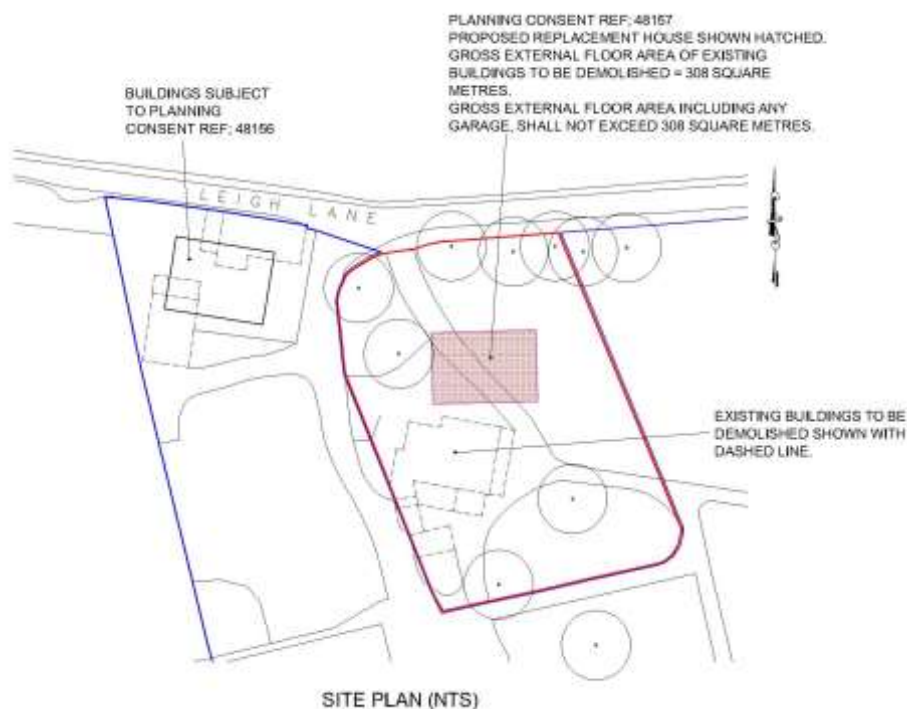
Replacement of existing dwelling at 'The Nurseries', Leigh Lane, Walshaw, Bury.

Section 1 – Use

This statement has been prepared to accompany an outline planning application for the replacement of an existing dwelling with a new dwelling. Planning consent ref; 63624 was granted for the same proposal and this latest application seeks to renew the consent that has been granted previously.

The site is located on Leigh Lane approximately 1.0 mile to the west of Walshaw and 1.5 miles to the south of Tottington. Bury town centre is located 2 miles to the east of the site. Leigh Lane is a private road accessed through residential development along Owlerbarrow Road.

The application area has been a longstanding residential use in connection with a wider site area that historically has been used as a Nursery.



A detailed design has not been prepared for the dwelling at this stage but it is proposed that the dwelling is to be a similar size to the house that it replaces. When detailed design is prepared there will be the opportunity to ensure that the new dwelling is accessible to all users and visitors. The site itself is relatively level to the

area where the dwelling is proposed and there will not be any significant difficulties in providing inclusive access.

Section 2 – Amount of development.

The proposal is for a detached dwelling of 308 square meters of accommodation. Detailed design has not been undertaken for the dwelling at this stage. The dwelling would be sited within a substantial plot of land and can be comfortably accommodated. The impact of the dwelling on the immediate site and wider area will be minimal due to the replacement of the existing buildings.

Section 3 - Layout

The planning consents granted previously allowed for the dwelling to be relocated more centrally within the site and slightly further away from the existing access and this same arrangement is proposed. The site has mature gardens and the house is positioned centrally within these gardens to maximise separation to the boundaries and to improve privacy and amenity.

Section 4 – Scale

Detailed design of the dwelling has not been undertaken at this stage, but it is envisaged that the dwelling will be of a similar scale to the dwelling that is to be replaced.

Section 5 - Landscaping

The existing dwelling already has mature gardens and mature trees and shrubs providing screening to the outer boundaries. It is envisaged that this outer screening will be retained. The garden areas directly adjacent to the dwelling are likely to be re-designed but these details would be confirmed when the detailed design is undertaken.

Section 6 - Appearance

The applicant's intention is to obtain permission to build an attractive private dwelling to a high standard of design and specification that would integrate with and compliment the existing mature gardens.

Section 7 - Access

Access will be made from the existing position and there will be ample space for a private drive and off street car parking. It is intended that level access will be provided to the new dwelling and that the dwelling will be accessible to people with disabilities. An assessment of accessibility will be made at the detailed design stage.

Section 8 – Summary

This outline planning application seeks permission for replacement of the existing dwelling and outbuildings and essentially is the same proposal as the consent that were granted in 2018.

In granting the 2018 permission the planning division confirmed that *“The proposed development is acceptable in principle and would not be detrimental to the openness of the Green Belt. The proposed development would not have an adverse impact upon highway safety. There are no other material considerations that outweigh this finding”*.

In determining the 2018 permission the policies of the Bury Unitary Development Plan 1997 (UDP) were considered and these policies are still in place until a new Local Plan is produced.

Date of issue: 14th February 2022