

Supporting Information: Planning Statement

Full Planning Application for creation of off street parking and re-design of external wall with re-location of existing access gate

Location: 2/4 Emerald Cottages, Boothwood Stile, Holcombe BL8 4NE

Proposal: Full Planning Application

Submitted: Jan 2022



1. Site Description

The site lies to the North of the Bury MBC Borough located on the western outskirts of Holcombe brook. Approximately 2 kilometres to the south-west of the centre of Ramsbottom.

The site is within Holcombe Conservation area as indicated in the Unitary Development Plan Mapping. And the image below.

The site contains 4 cottages, which have been developed into 3 houses with the applicant owning numbers 2 and 4.

The dwellings are not listed but are of historic value.

The site has a large garden area to the front and South Elevation and has a public right of way running to the East which consist of an historic bridleway named Holcombe Old Road.

The site does not benefit from off on-site parking as historically the owners of the cottages have parked vehicles on the road that accessed the old mill complex.

Recently the mill complex obtained planning permission for 14 houses Ref: 65133 dated 25/1.2021, and that application created public footpaths to each side of the access road, reducing the road considerably that no vehicles are now able to park to serve the application dwelling.

As such the applicants now have no where to park a vehicle, and are looking to seek permission to create an off street parking bay for a single vehicle.



Site within Holcombe Conservation Area boundary

2. Proposal

This proposal seeks to obtain planning approval for the widening and relocation of an existing access gate to provide off street parking to the rear of an existing dwelling.

The existing stone wall will be partially relocated, and the current access widened with a new timber gate installed.

The wall will be in a similar stone with matching piers.

3. Materials

Matching stone and timber gate

4. Scale

This is a small-scale development

5. Highways/Parking

The development would require the existing access moved and 2 new parking spaces provided. Access would be off an existing public right of way which is wide enough to access the rear of the development dwelling.

The proposal would provide parking off street close to the dwelling as currently the residents are having to park some distance away on the highway due to a recent development that has made parking close to the dwelling impossible without blocking the highway.

6. Sunlight/Daylighting Assessment/Separation Distances

N/A

7. Contaminated Land Assessment

N/A

8. Ecology

N/A

9. Amenity Space

The loss of garden is negligible when comparing the proposal to the area of garden enjoyed by the applicant.

10. Flood Risk Assessment

The site lies within an area of Flood Risk Zone 1 which indicates a very low chance of flooding.

11. Conclusion

The proposal provides a much needed off street parking space close to the applicants home which will allow a safe access for him and his family without having to park a distance away from his dwelling.

The proposal would be in keeping with the use of materials.

The proposal would not have a significant visual, highway or amenity impact to the surrounding area.

12. Photograph



Proposed Access location



View looking towards bottom of Holcombe Old Road



View looking North up Holcombe Old Road



Junction at bottom of access – Note newly constructed pavements



View looking East from Access Road



View at Junction



View at Junction



View indicating newly constructed pavements



Measurement of gap between pavements – 3.124metres



Existing Rear gate and wall



Existing rear gate and wall, gate to move right by 2 metres to miss the rear extension on the dwelling



Existing gate and wall. Proposed would mirror this with gate moved north



View of gate and wall from inside property