

Plan:8 Town Planning Ltd

Planning Support Statement

Site Address: 73 Higher Lane Whitefield Bury M45 7EZ

Proposed Development: Erection one detached house

V5.2 13 05 2023

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Introduction

- 1 The purpose of this statement is to assess the proposed development against the prevailing planning policies and the spatial suitability for residential development housing at the site. The main areas of comment are:
 - The design is similar albeit changed in appearance to the approved permission reference 68474
 - The change in design allows for a gable end to the left hand roof slope when viewed from Higher Lane
 - As with permission 68474 the proposal complies with policies the UDP and NPPF
- 2 The submission of application 68474 took into account comments received by Bury MBC during the previous pre-application process and during the processing of the previous planning application for five residential units.
- 3 The access and site layout are exactly the same as approved under permission 68474. The siting of the house is also exactly the same as that approved under permission 68474.

Proposal

- 4 As with the previously approved planning permission the proposal is for a two storey, with roof space utilised, 5 bedroom detached house. The proportions of the house are intended to reflect the vertical emphasis which is strongly aligned in Broxpus, the adjacent listed building. Previously the permission had a cat slide roof to the left hand side however this proposal is for that roof to be gabled.
- 5 The access, as previously approved, is to be formed with new entrance to Higher Lane. The dwelling will have front, rear and side amenity areas. The siting allows for retention of trees in the area of the garden, as noted in the Arbtech Arborist report. In addition the siting allows for suitable separation in terms of privacy and daylight to the houses of 69 Higher Lane and Broxpus. Number 69 has two windows at first floor level one of which is condition to be obscured glazed given it is a bathroom. The proposed house has bathrooms a stairs and a dressing room facing south directly opposite 69 – all of the proposed windows are non habitable and can be conditioned to be obscured or Pilkington level 4. There is over 16.3m between the rear wall of new build and the front wall of 69 and a

further set back of about 1m to the first floor windows at 69. The elevation of the new build is effectively blank in terms of privacy at this location. The window at first floor level that is not proposed to be obscured is a bedroom however this room does not face number 69 rather the relationship is at an angle.

- 6 The applicant and architect have reviewed the site, surroundings and local housing market. Their conclusion is that there is strong demand for residential development at this location and that the revised design will suit the location more favourable in terms of character than the approved dwelling.
- 7 The change in design is the only change and as such the principal, point of access and other considerations should not need to be re-visited.
- 8 Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses. The site is located within the urban area and there is residential development to the north, east and west of the site. The proposed development would not conflict with the surrounding land uses and would be in a sustainable location with good access to public transport and services. Therefore, the proposed development, as with planning permission 68474, would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.
- 9 The house and would be set behind the building line and respect the heritage asset. Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.
- 10 The proposal provides efficient use of land and will provide quality accommodation. The proposal maintains a residential scale and design consistent with the surroundings. The proposed development comprises sustainable development of which there is a clear presumption in favour. There are no adverse impacts of approving this application as such we respectfully request that planning permission is granted.

*Prepared by S Plowman MA, MRTPI
for Plan:8 Town Planning Ltd at the request of Beech House Developments Ltd*