

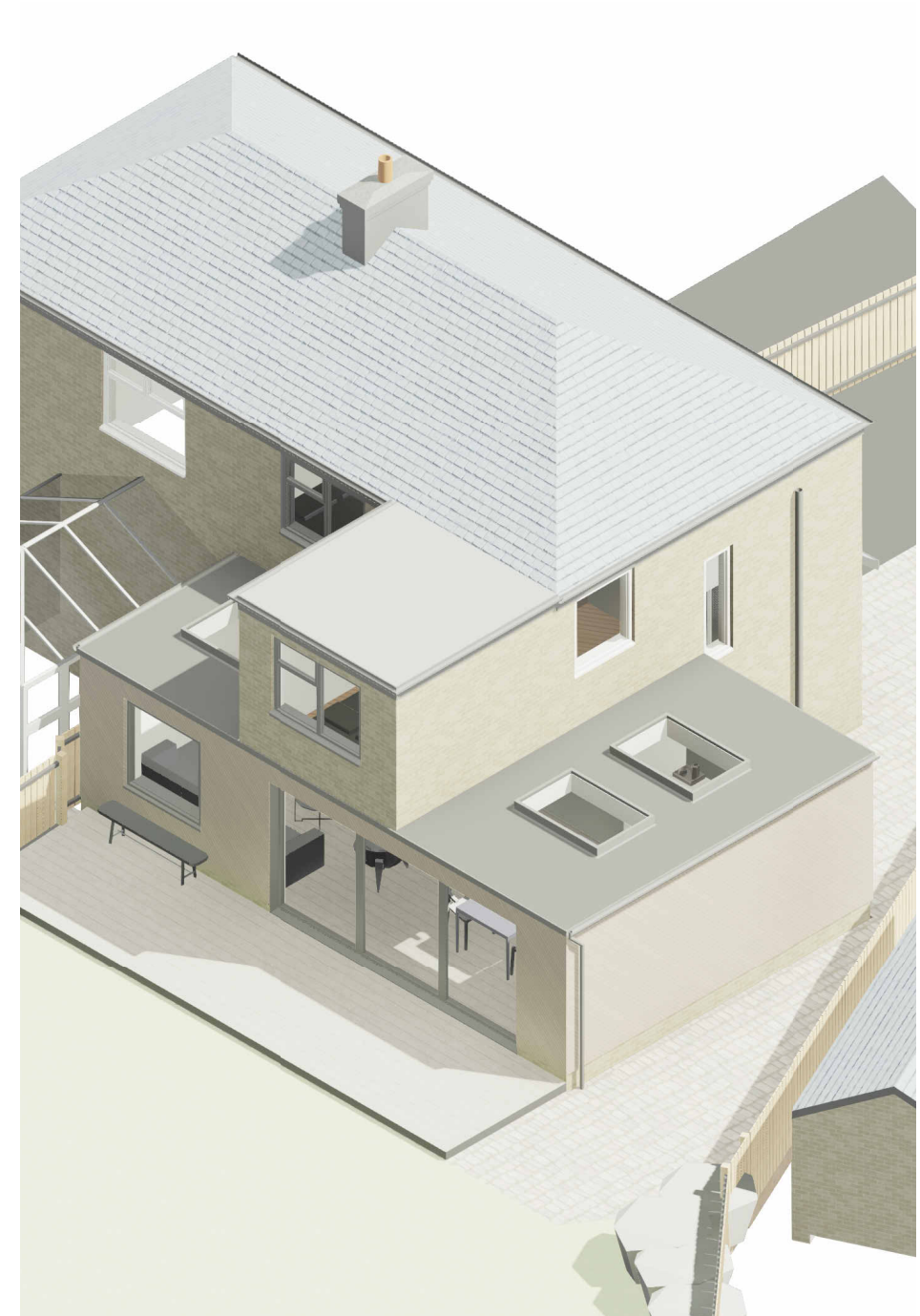
Infill single storey rear extension and single storey side extension

**4 Hereford Drive,
Bury,
BL9 9DH**

**Design & Access Statement
12th December 2025**

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1. INTRODUCTION

1. This Planning Statement supports a householder planning application submitted by Latch Architects Ltd on behalf of its client, Mr. Chris Barrett, to Bury Council for the creation of a infill single storey rear extension and single storey side extension at 4 Hereford Drive, Bury, BL9 9DH.
2. The proposal creates a infill single storey rear extension and single storey side extension in order to accommodate more amenities for the family and for foster care.
3. This Statement complies with Article 4 of Statutory Instrument 2013/1238.
4. This Statement should be read in conjunction with the application forms and drawings.

2. DESCRIPTION OF SITE

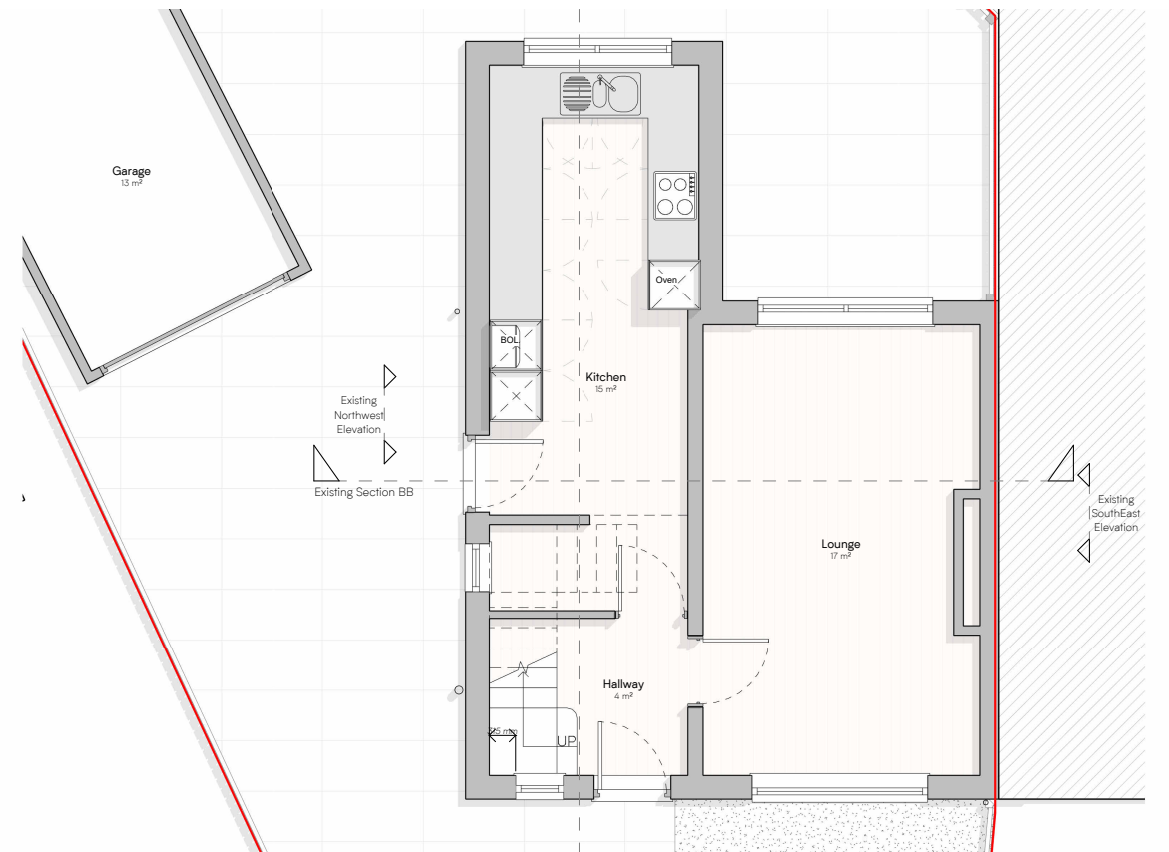
1. The site is located at 4 Hereford Drive, Bury, BL9 9DH.
2. The site currently comprises a semi-detached, 2-bedroom residential semi-detached bungalow with a front driveway and a garage.
3. The site is bounded by timber fencing and hedges to the north, east, west. The southern boundary is open with the driveway fronting Hereford Drive.



Existing Site Location Plan



4 Hereford Drive (center), 2 Hereford Drive (right) and 6 Hereford Drive (far left)



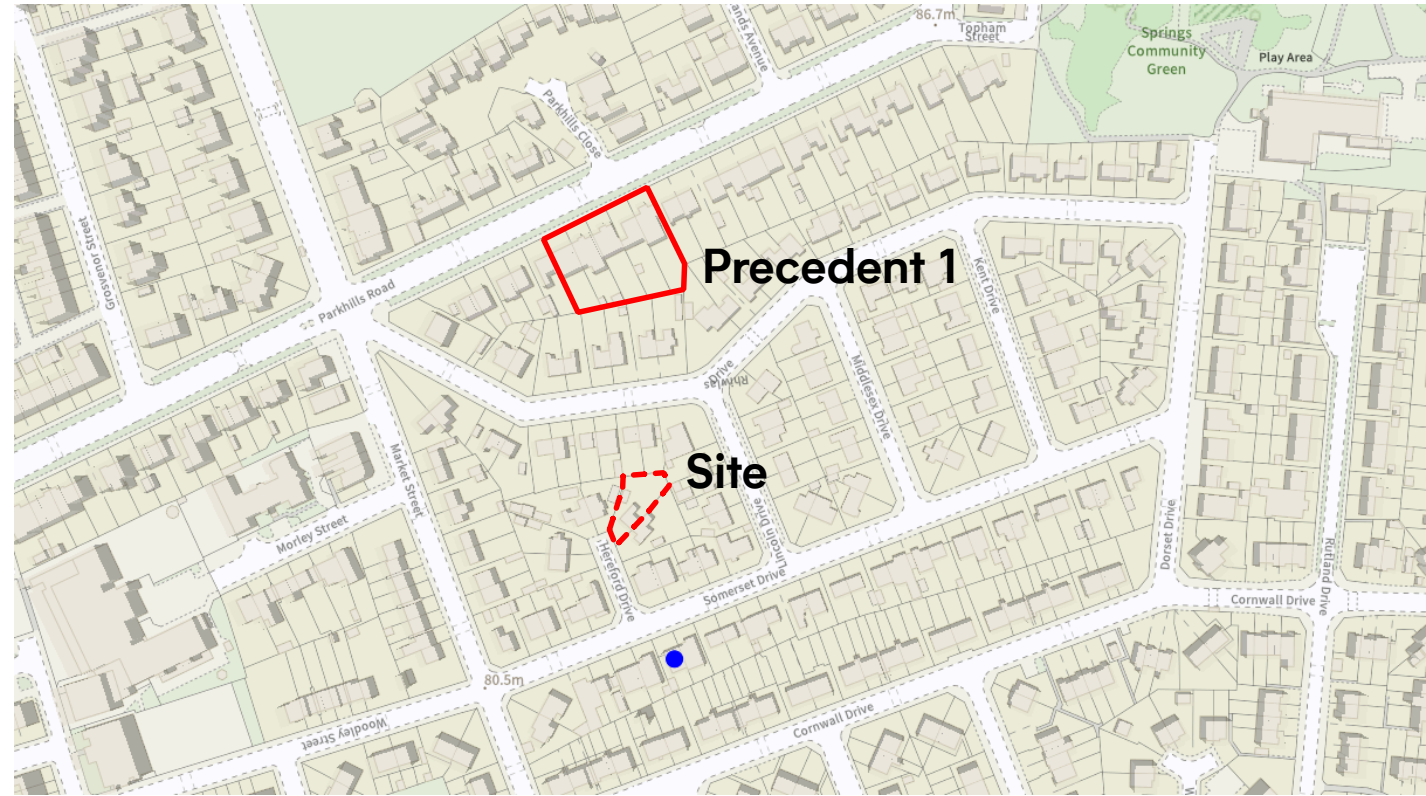
Existing ground floor plan

3. LOCATION & SURROUNDINGS

1. The application site is located within an established residential area of Bury, characterised by a mix of detached, semi-detached, and short terraces of family housing. Development in the area is predominantly suburban in nature, with dwellings set within individual plots and benefiting from private gardens to the rear and side.
2. The site is not located within a designated conservation area, and the existing dwelling is not statutorily listed. There are no heritage designations affecting the site or its immediate surroundings.

3.1 Architectural Styles

1. Hereford Drive forms part of a planned residential estate developed in the mid to late 20th century, typical of suburban neighbourhoods within Bury. The street has a cohesive character defined by consistent building lines, modest plot sizes, and a uniform residential scale, while allowing for variation in individual house types and later adaptations.
2. Properties along Hereford Drive are predominantly two-storey dwellings, with simple rectilinear forms and pitched roofs. Architectural detailing is generally restrained, with façades characterised by regular window arrangements and modest entrance features. Over time, a number of properties within the street and surrounding area have been altered or extended, reflecting the evolving needs of family occupation.
3. The prevailing palette of materials in the locality includes facing brickwork, concrete tiled roofs, and uPVC or painted timber windows and doors, although timber and composite cladding and render can also be seen in the area. Boundary treatments are typically open or low-key in nature, comprising low walls, fences, or landscaped front gardens, contributing to the open suburban character of the street scene.
4. A review of neighbouring properties indicates that single-storey rear and side extensions are a common feature within the area, particularly where plots allow for such development without adverse impact on neighbouring amenity. These alterations have generally been accommodated in a manner that respects the scale, proportion, and appearance of the host dwellings.
5. The proposed single-storey rear infill extension and single-storey side extension at 4 Hereford Drive respond positively to this established pattern of development. The proposal is domestic in scale and form, designed to remain clearly subordinate to the existing dwelling, and will utilise materials and proportions that reflect those of the host building.
6. As such, the proposal accords with the prevailing character of Hereford Drive and the wider residential area, representing a logical and sympathetic addition that preserves the character and appearance of the surrounding neighbourhood while improving the functionality of the dwelling for continued residential use.

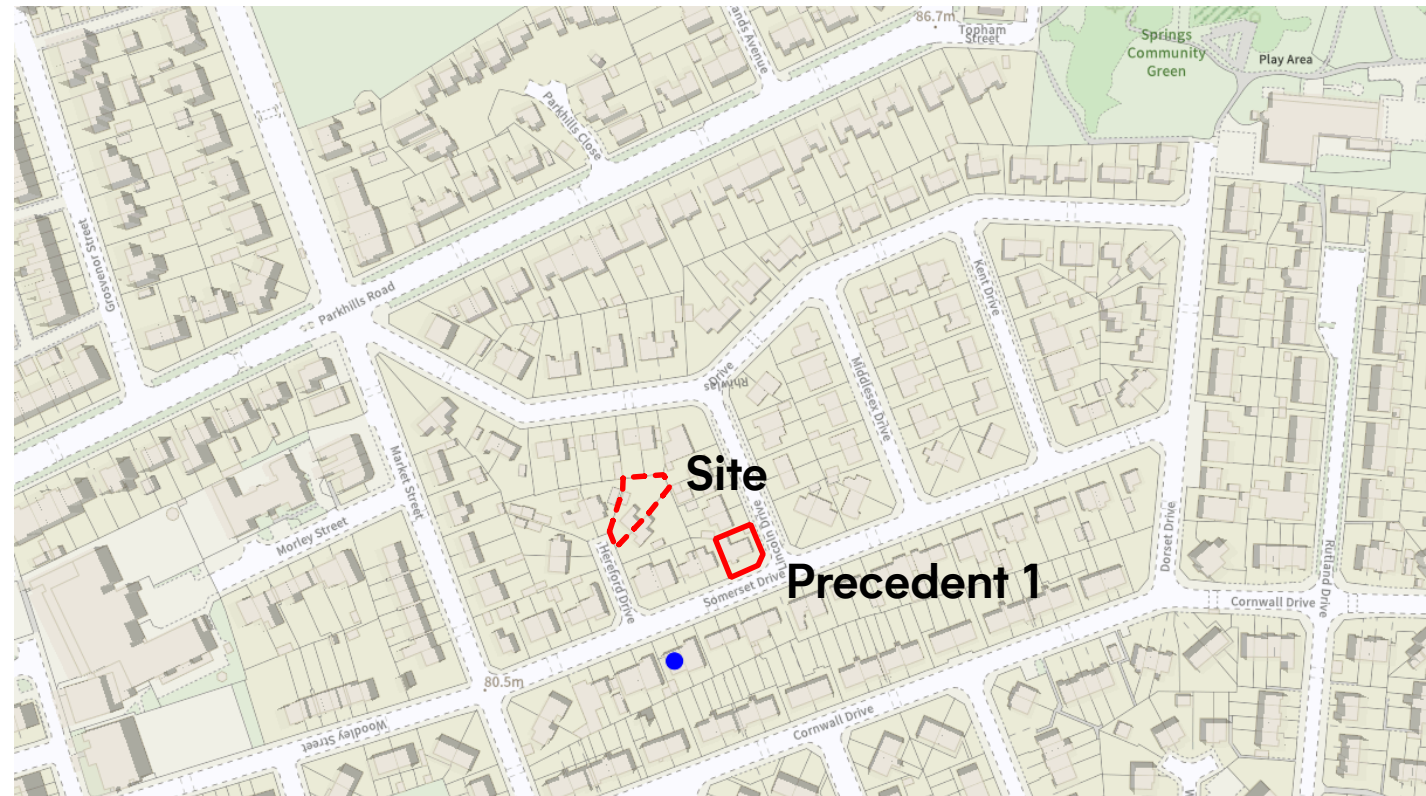


3.2 Local Approved Developments – Precedent 1 – 2025/71759 and others

1. Decision: Approved (2025 and other)
2. Proposal: Construction of a two-storey side and rear extensions at 134-146 Parkhills Rd and onwards.
3. Relevance: These schemes are particularly significant as it demonstrates the willingness of Bury Borough Council to approve substantial side and rear extensions to properties approximately 100 metres from the application site.
4. The approval confirms that prominent alterations to the side and rear elevations of a residential property are considered acceptable at a much larger scale and roof form with a wide array of materials.
5. Application to 4 Hereford Drive: The proposal at 4 Hereford Drive is far much sensitive and sympathetic in its approach compared to many of these house extensions.



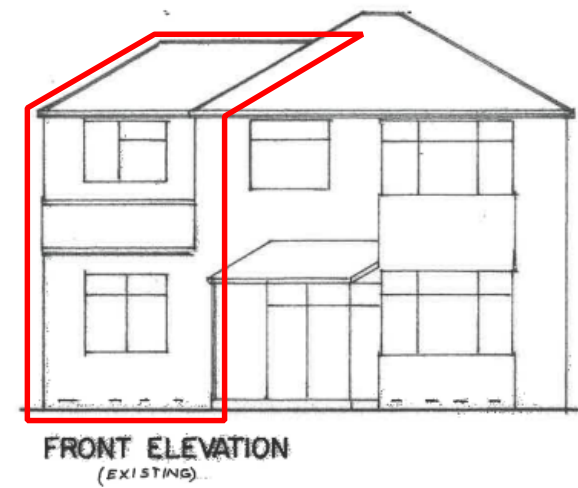
Properties at 134-146 Parkhills Rd, showing large development of residential units with double and single storey side, rear and porch extensions.



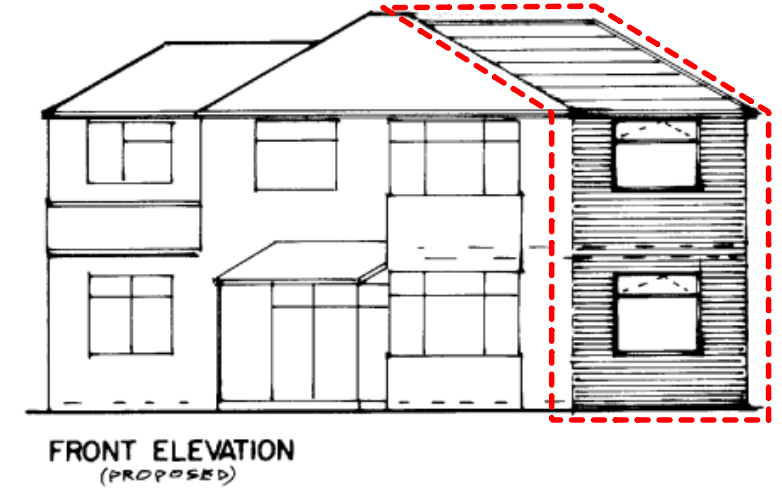
3.2 Local Approved Developments - Precedent 2 - 61029

1. Decision: Approved (2017)
2. Proposal: Two-storey side extension (and other associated works) at 19 Somerset Drive, Bury, BL9 9DG
3. Relevance: This scheme is significant as it illustrates that Bury Council has approved substantial side-extensions on the adjacent street, setting a precedent for increased footprint while maintaining local character.
4. The approval confirms that large side extensions can be acceptable when the scale, roof form, spacing and materials respect the host building and broader streetscape of Somerset Dr and Hereford Dr.
5. Application to 4 Hereford Dr: Similar in context to 19 Somerset Drive, the proposed extension at 4 Hereford Dr seeks to enlarge the dwelling side and rear at smaller scale whilst ensuring the design remains subordinate in form and uses sensitive materials and roofing to reflect the local vernacular. The approach ensures the extension aligns with existing developments while being carefully integrated.

Previous double storey side
extension



New approved additional double
storey side extension



Approved application 61029 at 19 Somerset Drive, Bury, BL9 9DG for a double storey side extension. Showing a clear precedent for side extensions in the area.

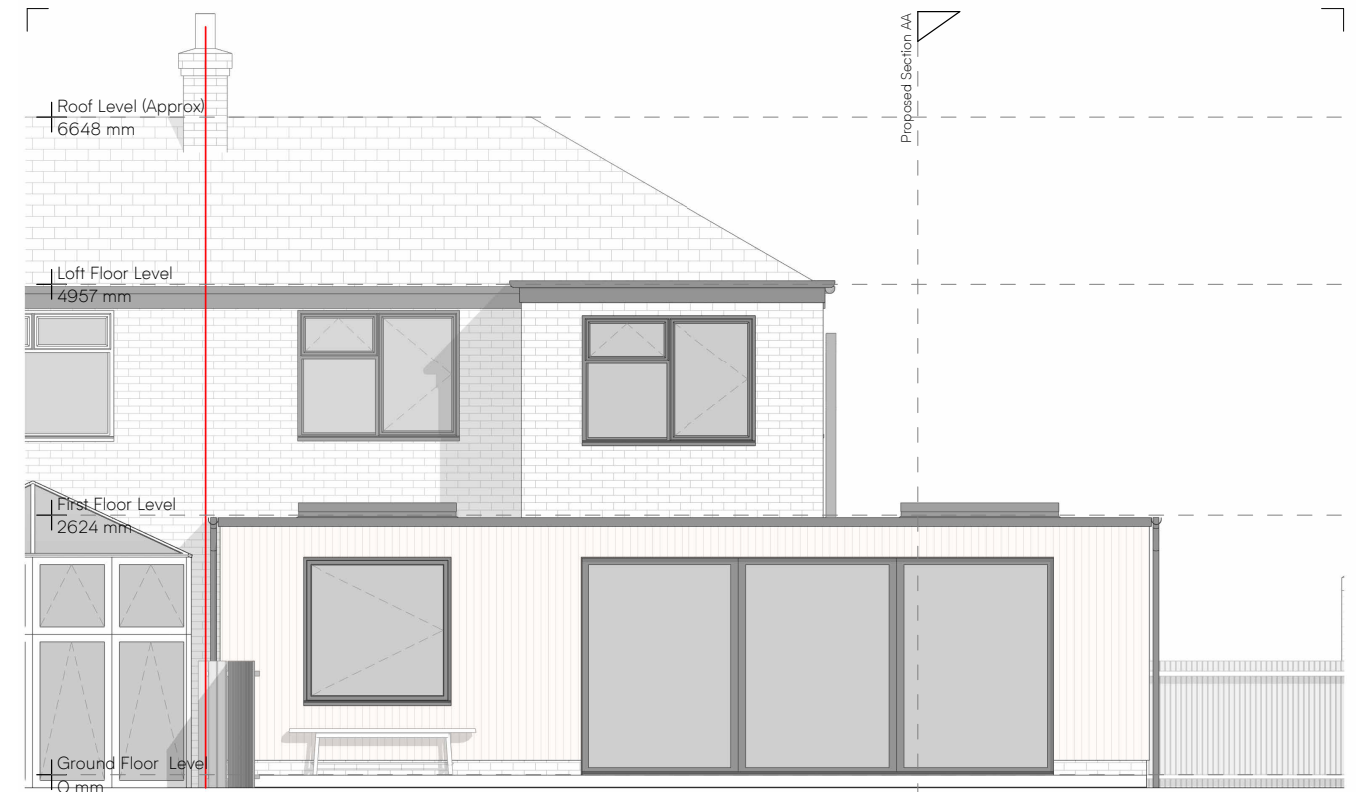
3.4 Local Approved Developments – Conclusion

Taken together, these precedents confirm that Bury Council has consistently supported the principle of substantial side and rear extensions in the local area, where proposals demonstrate sensitivity to the proportions, materials, and overall character of the host dwelling and surrounding streetscape.

The proposed development at 4 Hereford Dr is therefore:

1. Consistent with recent local approvals, which establish a clear pattern of permitting two-storey side and rear extensions.
2. Reflective of the established character of Hereford Dr, where many dwellings have evolved through similar extensions and alterations, creating a varied but harmonious residential environment.

Together, these factors demonstrate that the proposed extensions at 4 Hereford Dr represent a contextually appropriate and policy-compliant form of development, consistent with the prevailing pattern of approved schemes within the immediate area.



Rear Elevation drawing for the proposal at 4 Hereford Dr, demonstrating a more sensitive, set back, less dense and lower height design than the precedents shown.

4. SITE PLANNING HISTORY

1. A review of Bury Council's online planning records indicates that there is no relevant planning history associated with the application property at 4 Hereford Drive, Bury, BL9 9DH that would materially affect the consideration of the current proposal.

5. BRIEF

1. The application site comprises a two-storey residential dwelling situated within an established suburban residential area of Bury. The surrounding area is characterised by family housing of a similar scale and form, with a number of neighbouring properties having been extended or altered over time, including the addition of single-storey side and rear extensions. This reflects an established pattern of domestic adaptation within the locality.
2. The applicant's brief is to provide additional ground-floor living accommodation to better meet the needs of the household, while improving the functionality, quality, and relationship between internal living spaces and the rear garden. The proposal has been carefully developed to ensure that the scale and form of the extensions remain appropriate to both the host dwelling and the surrounding residential context.
3. Specifically, the proposal seeks to:
 - 3.1. Provide a rear single-storey infill extension and a single-storey side extension to create an improved and more flexible internal layout, enhancing day-to-day living accommodation at ground-floor level.
 - 3.2. Deliver a design that is clearly subordinate to the existing dwelling, maintaining a modest scale, simple form, and appropriate proportions to ensure the extensions read as secondary additions.
 - 3.3. Introduce a contemporary yet contextually appropriate material palette, comprising facing brickwork and areas of timber cladding, which complements the existing dwelling while providing visual interest and a clear distinction between old and new.
 - 3.4. Incorporate a flat GRP roof with three rooflights to maximise natural daylight within the new accommodation, alongside carefully positioned openings including a rear glazed door, a front-facing window, and a rear window.
4. The design approach has been guided by the following core objectives:
 - 4.1. Meeting Household Needs — To create a practical and well-lit ground-floor living environment that supports modern family living and improves connectivity with the rear garden, while retaining sufficient private amenity space.
 - 4.2. Respecting Local Character — To ensure the extensions respond positively to the established suburban character of Hereford Drive through appropriate scale, massing, and materials.
 - 4.3. Achieving High-Quality Design — To deliver a well-considered proposal that enhances the appearance and functionality of the dwelling without resulting in visual overdevelopment or harm to neighbouring amenity.
 - 4.4. Sustainability and Efficiency — To make efficient use of the existing plot and building footprint, improving daylighting, internal usability, and the long-term adaptability of the dwelling in line with sustainable design principles.

5. In summary, the brief is to deliver a high-quality single-storey side and rear extension that provides enhanced living accommodation, responds sensitively to the character of the surrounding area, and represents a proportionate and sustainable form of development appropriate for this established residential setting.



6. DESCRIPTION OF PROPOSAL

6.1 – Use

1. The proposal maintains the existing Use Class C3 (residential dwellinghouse). No change of use is sought.

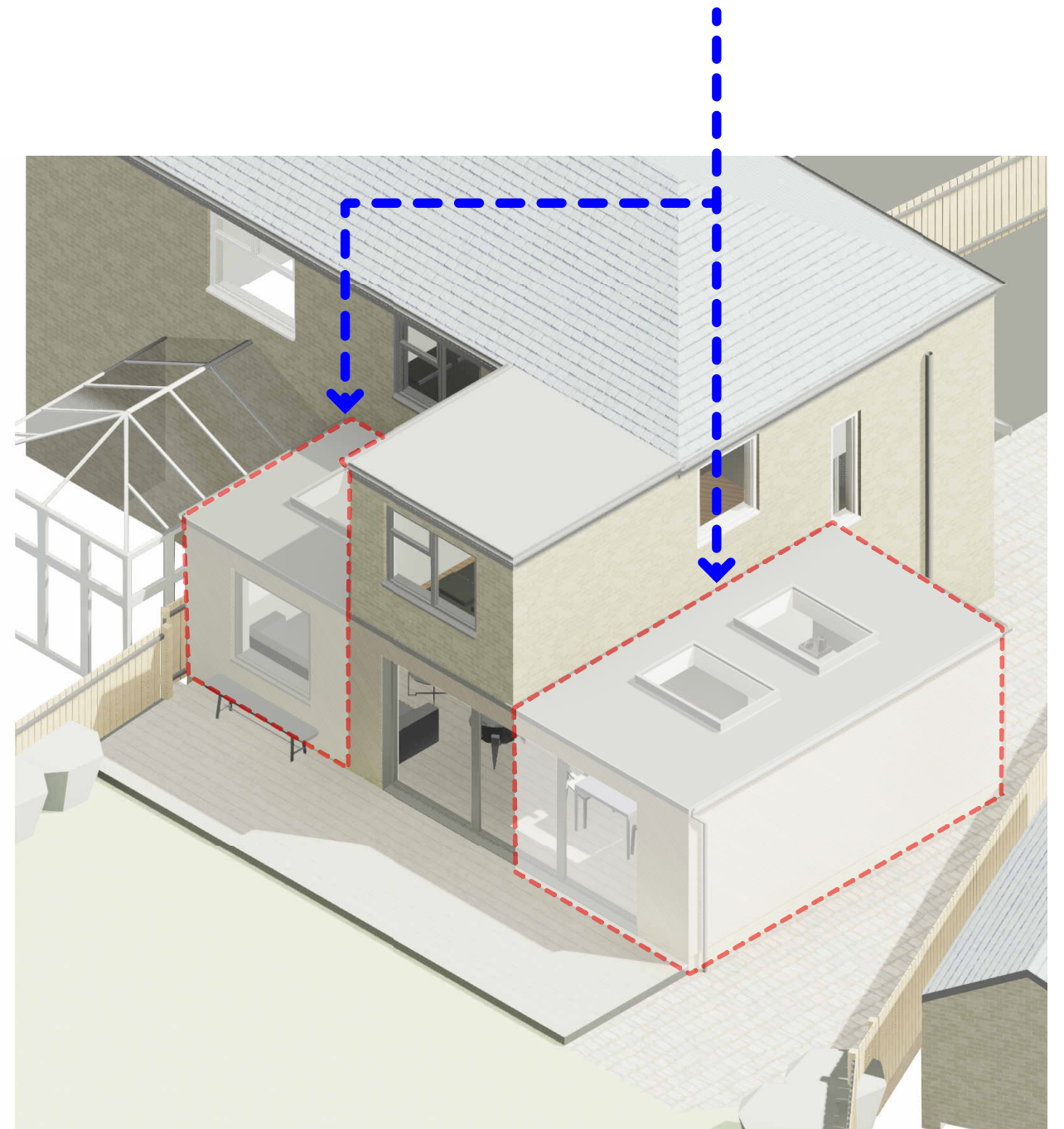
6.2 – Site Layout

1. The proposal comprises a rear single-storey infill extension and a single-storey side extension, extending the existing dwelling at ground-floor level while retaining a clear and legible built form.
2. The development is contained within the existing residential curtilage and retains adequate private amenity space to the rear and side of the property, ensuring the continued enjoyment of the garden areas.
3. Existing vehicular access and off-street parking provision are retained. The proposal will not result in any increase in parking demand or changes to access arrangements within Hereford Drive.
4. Existing boundary treatments will be retained, ensuring the established suburban character of the street frontage is preserved.

6.3 – Scale

1. The scale of the proposed extensions has been carefully designed to respect the proportions, height, and character of the host dwelling and surrounding properties within Hereford Drive, where single-storey side and rear extensions are a common and established form of development.
2. Both extensions are single storey in height, ensuring that the proposal remains clearly subordinate to the existing dwelling and does not result in visual overdevelopment or dominance when viewed from neighbouring properties.
3. The side extension is set comfortably within the plot, and the rear infill extension is modest in depth, ensuring that the overall massing remains balanced and proportionate.
4. The external appearance of the extensions will comprise a combination of facing brickwork and timber cladding, providing a contemporary yet sympathetic design that complements the host dwelling while offering a clear visual distinction between existing and new built form.
5. A flat GRP roof is proposed, incorporating three rooflights to introduce high levels of natural daylight into the new accommodation without increasing the overall height or visual impact of the development.
6. Fenestration has been carefully considered and includes a rear glazed door, one front-facing window, and one rear-facing window. Openings are modest in scale and appropriately positioned to maintain privacy and minimise overlooking.
7. Overall, the proposed scale, form, and materials are appropriate to the established character of the surrounding residential area and will integrate comfortably within the existing streetscape.

Extent of extension



6.4 — Environmental

1. Flood Risk: The site is located outside any identified flood risk zone. The proposal represents a modest increase in built footprint and will not result in an increased risk of flooding.
2. Drainage: Surface water and foul drainage will continue to discharge via existing connections. No additional burden is placed on the local drainage infrastructure.
3. Noise: The continued residential use of the property is consistent with neighbouring dwellings and will not give rise to additional noise or disturbance.
4. Ecology: The works are confined to an existing domestic garden. No trees or habitats will be affected, and the proposal will not result in any adverse ecological impact.
5. Energy Efficiency: The new construction will incorporate modern insulation standards, efficient glazing, and improved thermal performance in line with current Building Regulations, contributing to a more energy-efficient dwelling.

6.5 — Access

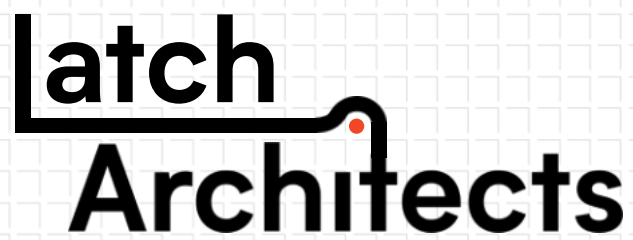
1. Vehicular and pedestrian access arrangements remain unchanged. The site will continue to be accessed safely via the existing driveway and pedestrian routes.

6.6 — Inclusive Access

1. The principal entrance to the dwelling remains unchanged and accessible at ground-floor level.
2. All new accommodation is provided at ground-floor level, improving accessibility and flexibility for current and future occupants.

7. SUMMARY

1. The proposed single-storey rear infill extension and single-storey side extension at 4 Hereford Drive, Bury represent a well-considered, proportionate, and high-quality form of residential development.
2. The proposal responds positively to the established character of the surrounding area through its modest scale, appropriate siting, and complementary use of materials, ensuring that the extensions remain subordinate to the host dwelling and do not result in harm to neighbouring amenity.
3. The development provides improved ground-floor living accommodation, enhances the functionality of the dwelling, and strengthens the relationship between internal spaces and the rear garden, supporting modern family living.
4. The proposal accords with the design principles of the National Planning Policy Framework, particularly in promoting good design, efficient use of land, and sustainable development, and aligns with Bury Council's local planning objectives for high-quality residential extensions.
5. On balance, the proposal represents an appropriate and sustainable enhancement to the existing dwelling within an established residential area, and planning permission should therefore be granted.



Latch Architects Ltd
124 City Road,
London,
EC1V 2NX

(+44) 780 855 3471
Hello@LatchArchitects.com

