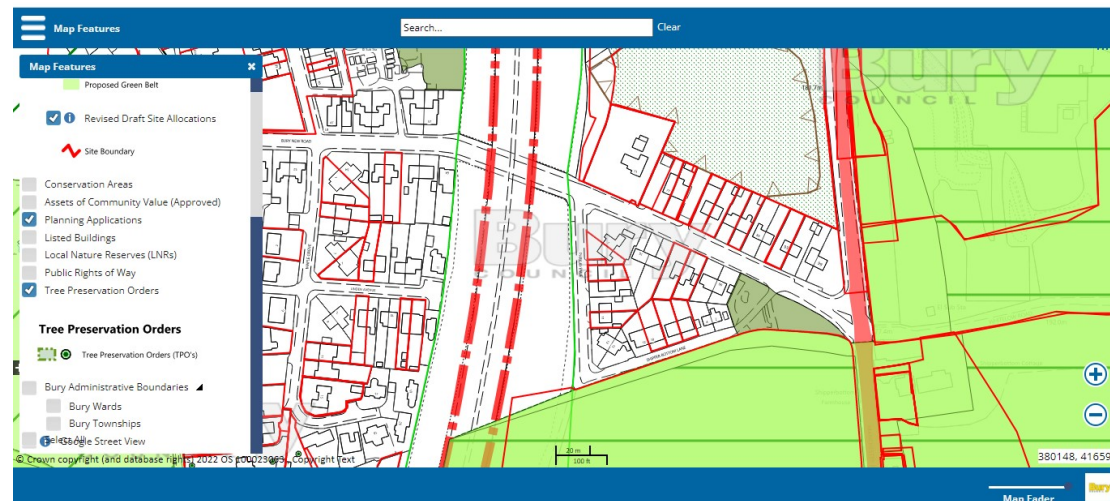


Design and Access Statement for a proposed single home on land adjacent to 1 Park Avenue, Ramsbottom BL0 0DA

Background

Policy Plan Extract



The site has no recorded planning applications since 1995 and has no policy constraints in terms of designations, such as Green Belt, TPO's, landfill gas etc.



The plot is large and irregular in shape, and, due to the topography, a new dwelling may be capable of being fitted in between No. 1 and Bury New Road which is some 374 square metres in area.

While the site is 'flat' the land to the east, along Bury New Road, raises rapidly and there is a 6m height difference in levels between the rear of the of 1 Park View and 76 Bury New Road shown below.



Layout Constraints



- Existing single store extension to 1 Park View restricts the site area
- Minimum of 2m to boundary of Bury New Road but need to be careful about retaining the support for the carriageway.



- Minimum of 13m from any rear windows facing boundary wall
- Minimum of 7m rear garden or maintain what 1 Park Avenue has in terms of distances to the wall with 76 Bury New Road.



- Car parking for minimum of 2 cars for both existing and proposed properties, possibly new driveway for No. 1 further down Park Avenue (would not need planning as road is not classified). The new property has over 3 bedroom a minimum of 3 parking spaces will be needed.



Initial Planning Application and response contained within the latest proposed design and layout.

Since the initial planning application was submitted, the semi detached property has been refurbished and the land that is proposed for this house no longer forms part of the same ownership. In addition, the attached semi detached property has been brought into the same ownership and will be re-furbished shortly.

A planning application (69136) was submitted for a detached house on the same site and it was refused for the following reasons:

1 The proposed development by reason of its siting, design, scale, bulk and massing, would be a prominent and intrusive feature in the street scene that would fail to accord with the existing layout, design and urban grain of residential development in this locality to the detriment of visual amenity of the street scene and locality,

Revised scheme -

The proposed house is set down into the landscape when viewed traveling along Bury New Road, in either direction, and is not overly prominent.

Both Bury New Road and Park Avenue has a mix of house types, plot sizes and different designs of properties. This moderns house is no different in terms of its impact on the street scene than any of the existing properties and not so unusual to be of detriment to visual amenity.

2 The proposed development by reason of its siting, design, bulk and massing, forward of the principal elevation of no. 76 Bury New Road, would subject the occupiers of no. 76 Bury New Road to overbearing, enclosing and oppressive effects, a loss of privacy and would remove evening sunlight from their front habitable room window(s) and thus detract from their current living conditions to the detriment of their amenity,

Revised scheme - The property is set far lower than 76 Bury New Road and the habitable room windows on that property have twin aspects which mean that the impact from the new house is very limited.

There is a side window in 76, but little weight should be given to this window as it is not on the principal elevations.

In addition, a daylight and sunlight assessment has been submitted which clearly demonstrates the lack of impact on the amenity of 76.

3 The proposed replacement access and parking arrangements for the existing dwelling indicated on the submitted plans are sub-standard, which would be detrimental to road safety and maintaining the free flow of traffic on the adjacent highways,

Revised scheme – This is solely for the new property and the semi detached properties have their own access off Park Avenue and this is now not within the red edge or blue edge.

4 The proposed 'gravel' hardstanding's would result in the spread of loose stone onto the adjacent adopted highway, which would be detrimental to highway safety and would not maintain the integrity of the adopted highway,

Revised scheme – This now has bonded gravel so there will be no risk of impact on the highway.

5 The application and submitted plans contain insufficient information to properly assess the physical impact of the proposed development on the adjacent adopted highway of Bury New Road due to the position of the new dwelling relative to the back of the footway or the street lighting column on Park Avenue due to the need to provide a new dropped crossing in an appropriate position onto the adopted highway, clear of the street lighting column.

Revised scheme – full details have been supplied of the retaining measures for Bury New Road as well as the position of the street furniture, which is not affected. The retaining features have been designed by a fully qualified engineer, Andrew Gaskill who holds a BSc in Civil Engineering and is the Consulting engineer for HDB Projects Ltd has designed the retaining features and will oversee their construction. – **See addendum**

6 The application and submitted plans contain insufficient information to ensure that bin storage arrangements for the existing dwelling will be provided within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'

Revised scheme – The existing property is no longer part of the application but it has storage for the domestic refuse inline with Bury Council standards. The new property shows a bin store near the access for the 4 bins supplied by Bury Council. The bin store will be timber in construction and similar to the image below:



Conclusion.

It is contended that the new property will fit in well within the street scene, have limited impact on the neighbouring properties and will have no adverse impact on highways issues.

However, the applicant is happy to engage with the council and address any other issues they may feel need looking at and revise the scheme accordingly.

July 2023

Addendum

Since the statement was written the refurbishment of the semi-detached property has been completed and it is now clarified the layout of the site and the situation regarding the separate access to the existing semi-detached properties and the proposed property.

Below are aerial photographs of the site:



Image showing drive to existing semi.



Image showing the existing drive being used for the proposed property.

This clarifies the point 5 of the reason for refusal and clearly demonstrates that no new access is needed and that the existing access is fully compliant with the requirements of the highways team.

August 2023