

Design Statement

Job ref: 21096

Date: October 2025

Proposed driveway at 339 Manchester Road Bury.

The existing house currently only has pedestrian access at the front of the property. They have a garage and parking space in the rear garden but this can only be accessed via a private road at the side of the house. This private access road is not owned by the applicants, they just have a right of access over it to get to the rear of their property.

The neighbour who owns the access road has become very unreasonable towards the applicant and will not allow anyone to park to load/unload on their land and won't allow anyone to use the turning space that is near to the main road as they say it is their parking space, not a turning space. There was also an altercation between the neighbour and the applicant in the applicants rear garden (which resulted in a police caution for the neighbour). This incident resulted in the applicant adding security gates from the access road into their rear garden, which means that when the gates are locked the applicant's rear garden can't be used as a turning area either.

What this currently means is that any visitors, parcel deliveries, grocery deliveries, etc. have to either park at the kerb side or if they drive up the access road they then have no option other than to reverse out onto the main road. Both of these situations are not good for highway safety. It is noted that there are not actually any parking restrictions on the road (double yellow lines or solid white lines in the centre of the road), but in our opinion parking at the kerbside right at the start of the filter lane is more of a hazard than a driveway entrance.

The proposed driveway would resolve these problems. Firstly, it will enable visitors and delivery drivers to park off the main road to make their delivery and then safely turn around in the turning space provided to then re-enter the highway in forwards motion. Secondly, the creation of the entrance / vehicle crossing will act as a deterrent to people parking at the roadside due to blocking the drives/access points.

In addition, the new access point will not increase the number of vehicles entering and leaving the dwelling, they will just be entering and exiting from a slightly different location. Therefore, there will still be the same number of vehicles entering the highway at this point, all-be-it the new driveway will have better visibility distance along the road.

Our Clients intend to install an electric vehicle charger, and would be happy for this to be included as a condition of the Planning Approval.



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