

Design and Access Statement to accompany “Permission In Principle” Planning application

Permission in Principle planning application for;

One newbuild detached residential property to give 4 self-contained apartments with associated car parking, hardstanding and landscaping.

Location: Land attached and adjacent to 133 Walmersley Rd, Bury, BL95AY.

Applicant: Mr & Mrs White. 133 Walmersley Rd, Bury, BL95AY.

Contents:

- 1 Location.
- 2 Access
- 3 Design considerations.
- 4 Layout
- 5 Scale
- 6 Appearance
- 7 Materials and landscaping.
- 8 Relevant planning policy, Previous applications.
- 9. Conclusion

1. Application site, existing use.

The application site is on the corner of Walmersley Road and Eldon Street.

The site is in an existing residential area.

To the south is Bury centre.

Site area (red line) is 315m² (0.07 acre).

The client owns the enclosing site (blue line).

The total site area is 921m² (0.22 acre).

The applicant owns and operates the Oasis Tanning shop business at 133 Walmersley Rd.

With part of this property let to another business. The garages to the rear are in the client's ownership and let to operators. The garages do not have access to the redline area.



The existing red line site is vacant and is unused land to the side and rear.

The property/site is freehold.

The site is not in green belt or a conservation area.



The site is not in a flood risk zone.



No public rights of way pass over the site.

Topographically, A slight fall exists from North to South and East to West.

2. Access

Vehicular access to the site is via Eldon Street. Pedestrian access is via Walmersley Rd.

3. Design Considerations.

The proposed development is the construction of a single detached residential property to provide 4no self-contained apartments over 3 floors. One apartment in the roof space.

Car parking for 4 no cars is envisaged with a turning area to enter and exit the site in forward gear as indicated on the attached drawing 25.01.01-04

Bin storage is indicated on the drawings.

The design seeks to minimize the impact to the adjacent neighbouring properties and surrounding land uses in positioning of main habitable room windows. There is no impact on the neighbour's enjoyment of direct sunlight.

4. Layout.

The dwelling plan indicated is indicative only. A correct balance is obtained between building footprint, front and rear amenity space.

5. Scale.

The existing adjacent properties are 2 storey terraced and semi-detached.

Therefore the proposed build fits within the existing environment.

6. Appearance.

Brick faced elevations. Plain concrete tile roof/slate covering. Artstone surrounds to windows and entrance door.

7. Materials and landscaping.

To be agreed via condition.

It is proposed to use materials to harmonise with the local vernacular.
Landscaping works including perimeter treatments.

8. Previous planning applications, Relevant planning policy and validation check.

The proposed development is small scale and height, detached and sufficient distance to neighbouring properties that it will not impact on privacy, loss of light, overshadowing or additional noise/disturbance.

The proposed scheme would include works to the rear of the garages. Including removing the existing unused doors/openings and enhancing the existing facade.

Following a search on the council's planning register. There are no other known previous applications for this site.

Relevant policies -NPPF and local strategies. We believe the scheme is in accordance with the policies referred to in the Pre-application advice reply, Policy H2/1, En1/2, H2/2, HT2/4, H1/2 and SPD6.

With reference to the validation checklist. The information contained in this application is sufficient for the type of application and therefore no further details are required at this time.

9. Conclusion.

The proposal is and will be compatible with the surrounding area.

A small residential is in keeping with the adjacent residences.

Encouragement should be given to self-builders, small developers, and individuals to contribute to and diversify the housing stock.

The proposal is in accordance with the NPPF, local policy and supplementary planning documents. The site is in a sustainable settlement and will help to strengthen the community. The land is within the urban area and avoids the release of open land for development.

The site has good transport routes to Bury centre, Manchester, and surrounding boroughs.

In the absence of any material considerations to the contrary, a presumption in favour of the grant of permission should apply.



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Date: 10.02.2025

Appendix 1:

Land registry entry.

H.M. LAND REGISTRY		TITLE NUMBER	
		GM 178644	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	LANCASHIRE		SD 8011
			SECTION
			F
Scale: 1/1250		© Crown Copyright 1967.	

