

Design and Access Statement

For

1no Residential Bungalow

at

Land at 7-11 Carisbrook Ave, Whitefield

On Behalf of

Mr Moghimi

Rev B



Application Site

The site is located between 2 existing dwellings at 7 and 11 Carrisbrook Ave. The site is a former undeveloped Plot.

The site is nestled in a residential area, consisting of a two storey, brick terraced properties, located in a street frontage access from Carrisbrook Ave.



Ariel photograph of site



Location Plan Extract NTS

Planning History

Upon checking Bury planning dept. history of the site, 1no applications has been made to apply for a dwelling. The most recent approved scheme was approved in March 2016 for 1no bungalow (planning ref: 59509).

59509

Erection of 1 no. bungalow

Land at rear of 7-11 Carisbrook Avenue, Whitefield, Manchester, M45 6UP

 Save search Refine search Track Print**Details**[Comments \(17\)](#)[Constraints \(13\)](#)[Related Documents](#)[Related Cases \(1\)](#)**Summary**[Further Information](#)[Contacts](#)[Important Dates](#)

Reference	59509
Alternative Reference	PP-04654712
Application Received	Fri 27 Nov 2015
Application Validated	Tue 01 Dec 2015
Address	Land at rear of 7-11 Carisbrook Avenue, Whitefield, Manchester, M45 6UP
Proposal	Erection of 1 no. bungalow
Status	Decided
Decision	Approve with Conditions
Decision Issued Date	Fri 18 Mar 2016
Appeal Decision	Not Available

There are 0 cases associated with this application.

There is 1 [property](#) associated with this application.

Use

The proposed use of the plot converts the site area from a piece of overgrown land into the site for 1 No 3-bedroomed bungalow.

As a result, the visual aspect of the area will be up-graded and it will cease to be a place which is overgrown and unsightly. There are remnants of rubbish and fly tipping. The proposal will remove this issue with the site

The proposal will ensure the boundary between the site and the neighbouring properties will be properly fenced and maintained. The site will be less likely to be used as an access point over the fences into the neighbours' gardens, affording more security for the neighbourhood.

Amount of Development

The proposal is for one additional dwelling with carparking, accessed from Carisbrook Rd. As the area is wholly residential, it will not change the nature of the neighbourhood.

Layout

The design and siting of the bungalow, together with its layout, has been located on the plot in to ensure that main windows do not overlook closely adjoining properties. Given that most of the existing and proposed fences are 2m in height and the property is a bungalow, one could say that adjoining properties are not overlooked.

In order to minimise any possible implications to the neighbours, construction will be carried out to the satisfaction of the local authority building control inspectors and will be sound tested to ensure sound leakage is reduced to a minimum.

Scale

The scale and extent of the development can be seen from the drawings. Important dimensions showing the distance of the dwelling from neighbouring window elevations are clearly shown.

Landscaping

The landscaping will be typically domestic with flagged paving to path and patio areas, lawns and flower beds to the final owner/occupier's choice.

Appearance

The single dwelling has been designed of traditional materials and should not look out of place in the neighbourhood. Choice of main external materials will be to the approval of the local authority and are shown on the proposals.

Access

Access to the site is through an existing passage some 3.5m wide which runs gently downhill towards the main part of the site and provides vehicular and pedestrian access and which is within the proprietorship of the site owner.

The site gently slopes toward the rear. Paving will be laid to gentle falls which will assist the natural drainage of the paved areas. Gates to the property will be set back 5m from the back of pavement to enable a car to be parked off- road where surface of this private drive will be tarmac.

Traffic

Given the previous approval, it is anticipated that this 'resubmission' will not create an issues regarding access and highways

However, as you will note, the property is located with public transport easily accessible, together with internal bike storage, thus reducing the need for private cars.

Places For Everyone

Policy JP-S2: Carbon and Energy

Please refer to separate energy statement

The proposed development will comply and achieve compliance with Building Regulations Part L 2022

Policy JP-H3: Type, Size and Design of New Housing

As part of the development and to comply with building regulations 2022, the dwelling will be built to the accessible and adaptable standard in Part M4(2) of Building Regulations

The building currently measures 135sqM. The development is designed for 3bed 5 person.

The national space standards request a minimum of 86 sqM for a single storey 5 person development.

The proposal exceeds the min standard by 49sqM

Policy JP-H4: Density of New Housing

Number of Dwellings per Hectare = Number of Dwellings / Site Area

1/0.09 = 111 dwelling per hectare

Policy JP-C2: Digital Connectivity

Upon checking suppliers, the development does not allow has full fibre to premises connections, at this stage. However, ducting and installation to the local wired network will be installed to future proof for gigabit installation

Conclusion

It is clear that the site suits residential due to its location

The design is respectful to the surrounds properties

The proposal will enhance security to the area and site

The building exceeds national space standards

The building will achieve and exceed current building regulations standards

Appendix

Supporting Documents

803-00	Location Plan
803-01	Existing Survey (part)
803-02	Existing Elevations
803-03	Proposed Site Layout
803-04	Proposed Internal Layout
803-05	Proposed Elevations