

**DESIGN AND ACCESS STATEMENT
FOR PROPOSED DWELLING AT
OWLERBARROW HOUSE.
OWLERBARROW ROAD,
BURY.**

It was proposed to build under “Permitted Development Rights” a detached building in the rear garden of the property and for it to be used by an elderly member of the family. The family would then be able to provide care and assistance if needed to the elderly person.

After further discussions with the family member, it was their wishes to keep as much of their independent as possible, it was therefore decided that it would be more appropriate to apply for full planning permission and to build a detached residential dwelling within the grounds of Owlerbarrow House.

Proposed Development.

Consent is sought for the erection of a single storey residential property with associated landscaping in the rear garden of Owlerbarrow House, on site parking is to be provided with the exit on to the unadopted road. The ridge height is less than 4.0m. Eaves height less than 3.0m, with an overall floor area of 91.0m².

Site Description

The site of the proposed dwelling is in the garden of Owlerbarrow House, it is to be located to the South of the house. The overall site shares a rear boundary with a detached property named “Clovelly”, a brick retaining wall forms the boundary. to the east is the rear garden of 5 Owlerbarrow Road, and to the west side of the site there is an unadopted road.

The Proposed Site Plan Drawing No: P05 shows the site where the detached property is to be built edged in red, and the land owned by Owlerbarrow House edged in blue, and their location in relation to Owlerbarrow Road.

The topography of the overall site is level with a gentle slope towards the rear boundary which is retained by a brick wall to the driveway of the detached property. There are a number of flower beds and borders within the lawn area. Where the proposed dwelling is to be located in the garden there is a dilapidated greenhouse and garden shed which will be removed as part of the proposal. The hedge to the West boundary is lined with a Leylandii Conifer approximately 1.8m high, and to the South boundary there is an overgrown

Leylandii Conifer. There is also a lamp post located within the hedge adjacent to the boundary wall of detached property named "Clovelly".

By the sympathetic approach of erecting a bungalow type property with hipped roof, the impact upon the immediate and/or surrounding environment should have little or no impact upon the adjacent properties in the immediate or near vicinity.

The access to the dwelling is from Owlerbarrow Road, down an unadopted single track road. The road is lined on one side with conifer hedge belonging to Owlerbarrow House, and on the other side by a garden wall belonging to property known as The Old Barn.

A new access to the proposed dwelling will be created from the unadopted road, the hedge row belonging to Owlerbarrow House will be cut back to provide a clear view on to the unadopted road. Off road parking for two vehicles is to be provided together with a bin store on the site.

Conclusion.

In the circumstances, the applicants propose that this proposal has no detrimental effect upon the adjacent properties or the immediate and surrounding environment and is in keeping with Local Planning policies.