

DESIGN and PLANNING STATEMENT

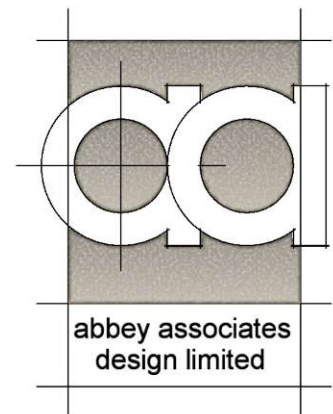


Proposed Garden & boundary (looking West)

prepared in support of a full Planning application (retrospective) for the change of use of land into residential garden and erection of boundary fencing:

**Land adjacent to The Stone House, Dorothy Street,
Ramsbottom, Bury BL0 9FR**

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INTRODUCTION

The application seeks 'retrospective' consent for the "change of use of land into residential garden" associated with a recently constructed dwelling, hereby known as "The Stone House" on land off Dorothy Street, Ramsbottom, Bury.

The land in question forms part of "scrubland" beyond playing fields, hereby known as "Top Park" and is in the ownership & control of Bury Council.

SITE HISTORY

Stone House is a 4-bedroom new-build property recently completed. It has been constructed in accordance with Planning Consent ref:69389, itself a variation of extant Planning Consents (refs: 57515 & 67537).

The Site, historically, was a 'backwater' site, consisting of open scrubland accessed at the end of Dorothy Street. The access was an unadopted single track which also lead to a small number of allotments and vehicle garages.

The Site had been used for vehicle storage and was heavily overgrown, with no discernible boundary fences separating it from the scrubland to the South & East, under the ownership of Bury Council.

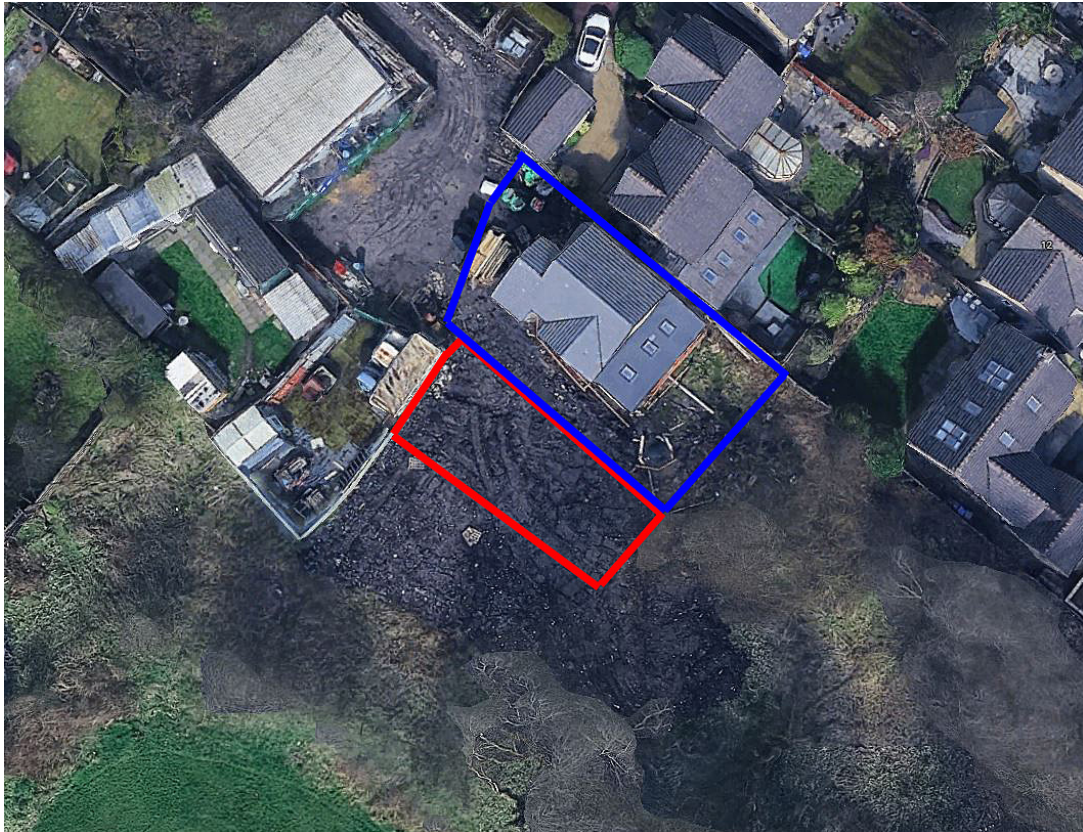


Construction Site + Application Site (circa 2019)

Work commenced on the dwelling in late 2016/early 2017 before ceasing at ground floor dpc level; the site was subsequently made secure and laid dormant for a number of years. ***The house footprint is visible in the image above.***

The Site was later sold at auction to the current Applicant and following revisions to the Planning Consent, work re-commenced in early 2023.

During the construction phase significant ground clearance was necessary, not least because the building footprint had become largely overgrown, during its dormant years. Surface water flooding was evident, exacerbated by the large amounts of litter and uncontrolled planting which had swept in from the Council land to the South. The Applicant took it on himself to clear, not only the ground within his ownership, but also some of the land relating to this application.



Construction Site + Application Site (circa 2024)

Following completion of the construction phase, the Applicant has tidied not only his Site (edged blue), but also the application Site in question (edged red). Additionally, he has replaced the majority of fencing along Dorothy Street and also bordering the adjacent allotments. This has made a huge improvement to the area and has been appreciated by the owners & visitors to the allotments and garages.

The land marked red has been levelled, laid to lawn and the boundary fences extended to provide a garden for "The Stone House"; it is this land which forms the current Application Site.

As such, the Applicant seeks retrospective Planning Consent to convert the land in question into residential garden for the benefit of "The Stone House"



Construction Site (completed) + Application Site (circa 2025)

AMOUNT OF DEVELOPMENT

The land in question, marked red in all of the accompanying documents, extends to an area of **207m² (0.02 hectares)**. It is land within the ownership of Metropolitan Borough of Bury and forms part of HM Land Registry Title **MAN112002**; a copy of which has been submitted with this application.

USE

The Application Site is allocated within Bury MBC's adopted UDP as 'Protected Recreation Land' and is designated as being within a 'River Valley Area'. It actually forms part of "Top Park", but is 25-30metres from the edge of the playing fields themselves. It forms part of land beyond the banking bordering the Northern edge of the Sports pitches, which has been 'unkept' for decades and allowed to grow wild. A significant amount of litter & spoil had accumulated over many years, presumably blown in from the open fields and following decades of construction work etc. in the local vicinity. The Applicant has already carried out some significant clearance of the area in a genuine effort to improve the environment.

The Applicant is in full agreement to engage into any negotiations necessary with Bury Council, towards any leasing or possible sale & transfer of the land in question.



Excerpt from Bury MBC adopted UDP Plan

APPEARANCE

The site has been levelled by the Applicant and turfed to form an open lawn garden accessed from the perimeter paving to "The Stone House".

The 'consented' timber closeboarded fencing separating the dwelling from 14 Lansdowne Close, has been extended to form the proposed Eastern boundary, whilst a similar taller fence (2.4metres high) has been constructed along the proposed Western boundary, to help screen the storage containers within the adjoining allotments.



1.8m high fencing along Eastern boundary



2.4m high fencing along Eastern boundary

Finally, a 0.8metre high timber post & wire mesh fence separates the proposed garden from “Top Park”, thereby maintaining the open aspect to the South.



0.8m high fencing along Southern boundary

CONCLUSION

The proposal seeks to convert a previously unkept and unusable parcel of waste ground within the ownership of Bury MBC, into residential garden space for the future enjoyment of occupiers of "The Stone House". The Applicant has already carried out significant clearance & improvement of the area within & adjoining the application site and is eager to engage in all necessary negotiations in the procurement of the land, whether that be through a long-term leasing agreement or a possible sale/transfer.