

DESIGN AND ACCESS STATEMENT

Ref. No:68709 | Land adjacent to 23 Meadway, Bury, BL9 9TY

INTRODUCTION

This statement is being submitted in conjunction with a planning application for the erection of two detached dwellings on land adjacent to 23 Meadway, Bury.

SITE CONTEXT

The application site is located to the front of 23 Meadway, Bury. It is bounded on the North by No 23 Meadway, to the East and South side by the shared drive, and to the west by the Roch Valley Greenway which is a Protected Recreation area. It is also partly within the River Valley and Wildlife Corridor as designated in the Bury Unitary Development Plan.

PLANNING POLICIES

The following policies are relevant to the scheme and will be taken into consideration should a reserved matters application be submitted:

NPPF National Planning Policy Framework
H1/2 Further Housing Development
H2/1 The Form of New residential Development
H2/2 The Layout of New residential Development
H2/6 Garden and Backland Development
EN1/2 Townscape and Built Design
EN6/4 Wildlife Links and Corridors
OL5/2 Development in River Valleys
RT1/1 Protection of recreation Provision in the Urban Area
HT2/1 Car Parking and New Development
HT6/2 Pedestrian/Vehicular Conflict
SPD6 Supplementary Planning Document 6: Alterations & Extensions
SPD11 Parking Standards in Bury

PLANNING HISTORY

61369 | Outline application for 2 no. detached dwellings with detached double garages with details of access. | Land adjacent to 23 Meadway, Bury, BL9 9TY – **PLANNING GRANTED**

65469 | Reserved matters for layout, scale, appearance and landscaping approval following grant of Outline approval ref. 61369 for 2 no. detached dwellings | Land adjacent to 23 Meadway, Bury, BL9 9TY – **PLANNING GRANTED**

AMOUNT AND USE OF DEVELOPMENT

We consider the proposed site to fall within the small sites category as it is less than 0.4ha. The proposed development represents an opportunity to utilize an undeveloped space providing two new residential family homes.

LAYOUT / SCALE

It was deemed most appropriate to divide the land into two building plots as per the previous planning application. The position of the dwellings is dictated by the protected area over the public sewer that crosses the site.

The materials, location, massing etc have been considered in this application. We have ensured the size and materials used are in keeping with the surrounding property. We feel the layout of the dwellings utilise the site to its best potential whilst not being overbearing to the surrounding properties.

LANDSCAPING / WILDLIFE

A Landscape design has been submitted along with the application. This has been designed to enhance the site whilst considering all Ecological/Biodiversity matters.

PARKING STANDARDS

The proposed development provides at least 3 spaces per dwelling in line with policy HT2/4.

CONCLUSION

The design and access arrangements conform to all relevant national and local planning policy. They are appropriate in relation to the existing buildings, the surrounding area and the needs of the people who will utilize the site in the future. The scheme will contribute to the ongoing revival and regeneration of the area.