

FULL PLANNING APPLICATION

**ERECTION OF 2no. SELF BUILD DWELLINGS FURTHER TO OUTLINE
APPROVAL 69254/OUT**

Land Adjacent to 100 Bury New Road, Radcliffe, Bolton BL2 6QB

DESIGN AND ACCESS STATEMENT

July 2025

REF: 1269/BNR/DAS



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INTRODUCTION

Due to the changes introduced by the Government in May 2006, a Design and Access Statement is required with all Planning Application submissions. This statement has been prepared to justify the proposals in order for it to obtain a satisfactory Planning Approval.

BACKGROUND

This design and access statement has been prepared to support a full detailed planning application submitted for the erection of 2no. Dwellings further to outline planning approval 69254/OUT. The current outline approval covered the principle of development on the site, means of access, layout and scale therefore we conclude that the application site is suitable for the erection of 2no. dwellings.

A condition for all planning applications requires a design statement to be submitted. This Statement seeks to address the need for the developer to demonstrate how design issues have been determined and arrived at in accordance with paragraph 16 of PPS1

This Report is split into the following Sections:

- 1.0 The Site description and its context;
- 2.0 Site Photographs
- 3.0 Planning Support Statement
- 4.0 Design Proposal and Site Constraints
- 5.0 Access and Parking
- 6.0 Summary and conclusions.

1.0 THE SITE AND ITS CONTEXT

The existing site consists of a roughly square hard surfaced upper section of land and a further rectangular piece of land to the rear forming an area of 648m². The outline approval red edge covered an area of 460m² but the applicants have since confirmed ownership of a section of scrubland to the south which would be utilised as garden area for the proposed properties.

The main body of the site is currently level with a gravel surface and fenced with two access points fronting on to Bury New Road. The gravelled area is contained with a low timber fence to all boundaries save for the access points. To the south, the land falls away sharply (due to being made ground) before continuing at gradients relative to the adjacent property to the east.

The site is currently utilised for parking by the applicants and has previously been used as a Car Sales Lot hence is determined as previously developed land and the reason that outline planning has been granted twice in recent times.

The site fronts Bury New Road and to the east are residential properties. Historically there was a row of terraced properties to the west but these have since been demolished. There is a substantial mill building to the north, part of which is now a church with ancillary accommodation.

To the south, the rear of the site is fenced off by a 2.0m high timber fence beyond which is some sort of storage yard.

There are bus stops in close proximity to the site providing easy access to both Bolton and Bury. There is a dedicated cycle lane on Bury New Road and is close to Breighmet District Centre, which provides a wide range of services and facilities, it is within easy cycling distance from the site.

The property lies within the Green Belt in Bury's Unitary Development Plan.

PLANNING HISTORY:

Planning applications relevant to this application are as follows:

56933 - Change of use of land to metal recycling/storage (Sui Generis) and siting of 2 no. containers and refurbishment of existing temporary building for office use - Withdrawn by Applicant 17/02/2014

63611 - Outline - Erection of 2 no. detached dwellings with details of access, layout and scale (reserved matters for appearance and landscaping) - Approve with Conditions 07/03/2019

69254/OUT – Outline application for erection of 2 no. detached dwellings with details of access, layout and scale (appearance and landscaping matters reserved) – Approve with conditions 14/03/2023

- **Topography**

The site levels are shown on the accompanying site topographical survey/Existing site layout plan referenced 1269/BNR/ESLP.

- **Soils & Contamination**

At the present time, the application site is covered by shrubbery, buildings and grassed curtilages associated with a domestic dwelling, commercial storage and was previously used for agriculture therefore contamination is not expected to be relevant.

- **Trees & Vegetation**

There are no significant trees or vegetation close to the proposed development area although there are small sapling trees to the site perimeter, these are well outside any root protection zones and will be unaffected by the proposal which would actually be built further away than the current building positions. Any affected trees can be replanted to the proposed garden curtilage.

- **Drainage**

The existing site is connected to mains sewers and these connections will be utilised.

- **Services**

Existing services supplies previously connected to the car sales yard will be utilised.

2.0 SITE PHOTOGRAPHS

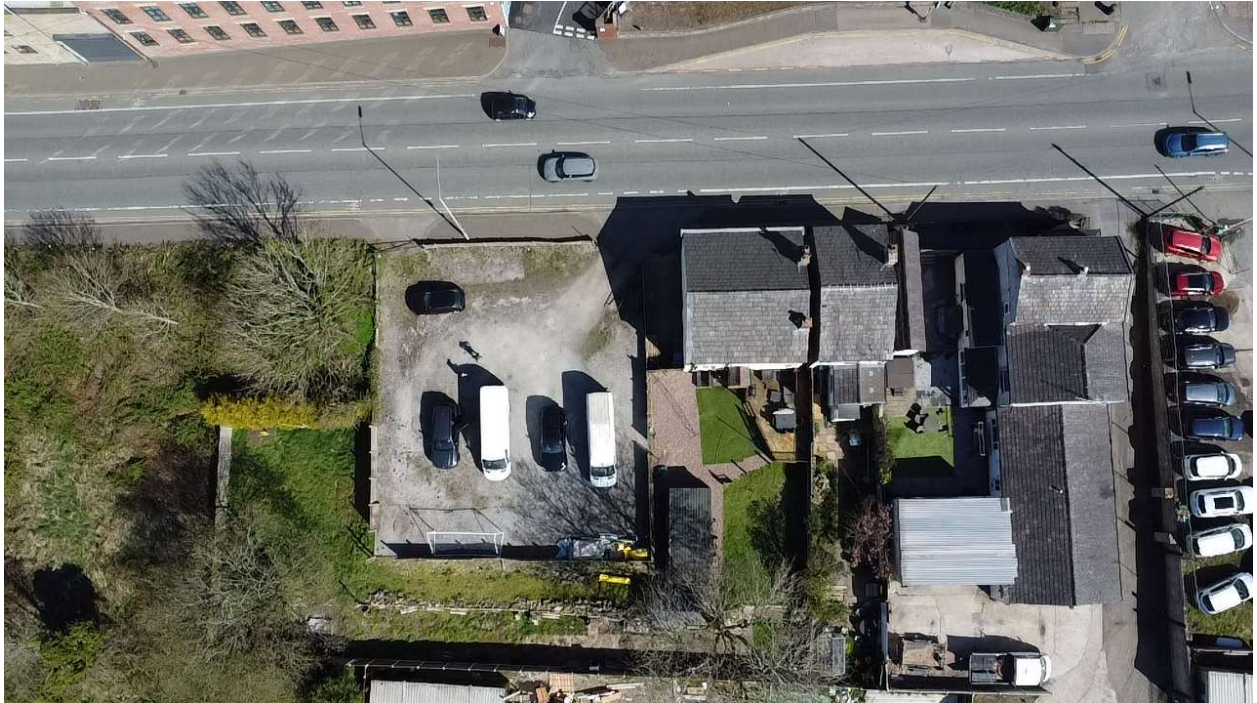


Photo 1 – Aerial view of the application site

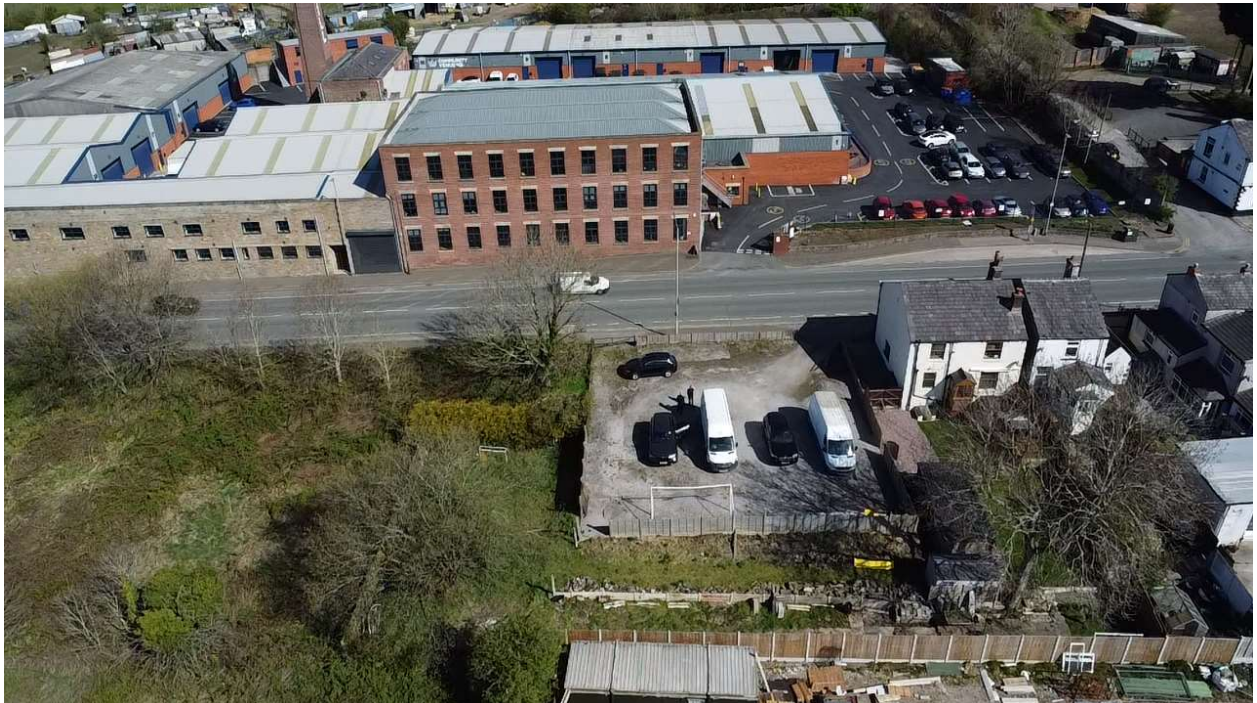


Photo 2 – Alternate aerial view looking north towards Ainsworth Mill



Photo 3 – Google Streetview image of the application site with 100 Bury New Road to the east

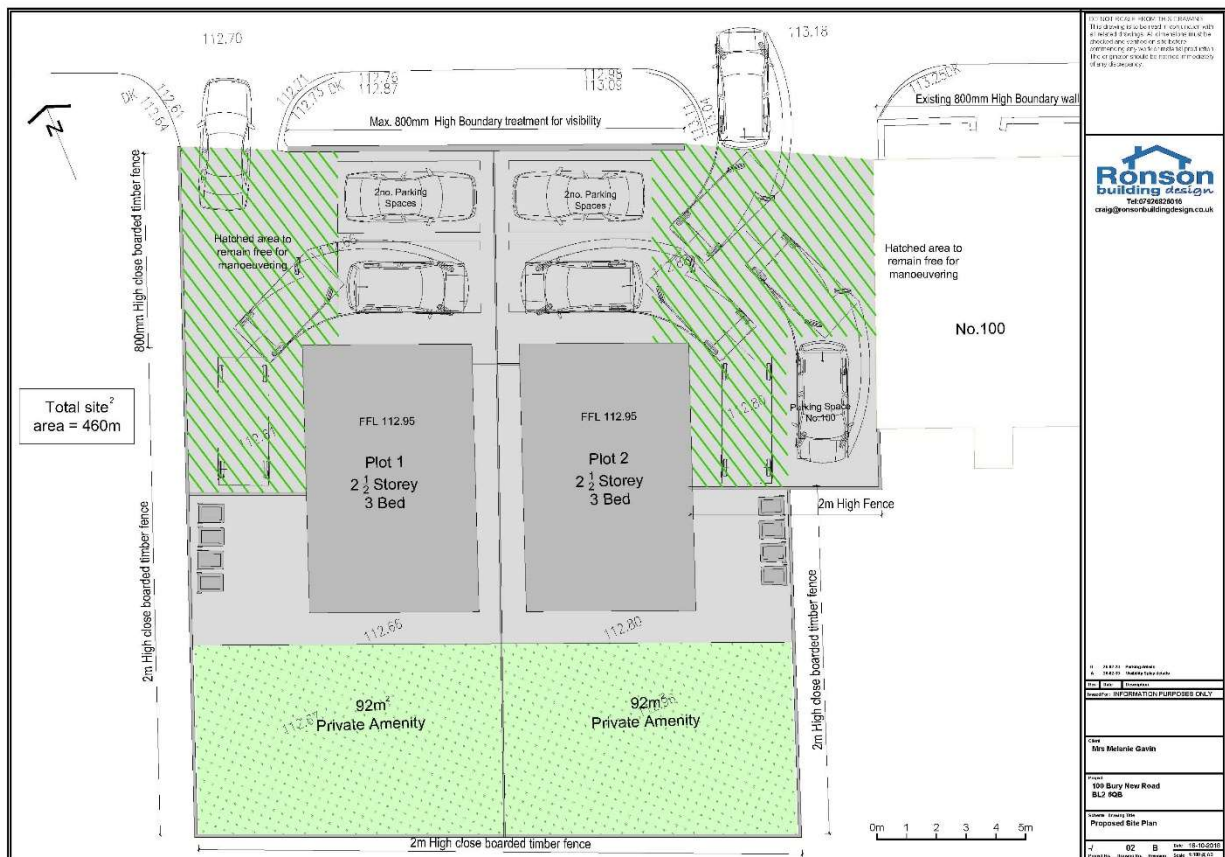


Image of the previously approved site plan under outline planning ref: 69254/OUT

3.0 PLANNING SUPPORT STATEMENT

PLEASE REFER TO THE PREVIOUS PLANNING STATEMENT PREPARED BY KG PLANNING RELATING TO PLANNING APPROVAL 69254/OUT.

THE APPLICATION SITE RETAINS A CURRENT OUTLINE PLANNING APPROVAL FOR THE ERECTION OF TWO DWELLINGS WITH SITING AND ACCESS AGREED.

THE PROPOSED SITE LAYOUT PLAN UTILISES THE ACCESS ARRANGEMENTS AND OVERALL SITING AS APPROVED THEREFORE WE DETERMINE THAT THE SITE IS SUITABLE TO BE CONSIDERED FOR ITS PURPOSE

4.0 DESIGN PROPOSAL

This planning application is to be lodged as a FULL APPLICATION rather than a RESERVED MATTERS APPLICATION due to the fact the site red edge has altered slightly with additional garden space available to the rear, which is currently utilised by 100 Bury New Road and has done so for a period of more than 10 years. Secondly, the outline approval was for the erection of 2no. 2.5 storey DETACHED dwellings.

The applicants have decided that it will be more cost effective to erect a pair of 2.5 storey SEMI DETACHED dwellings. Therefore, we understand that the application could not be considered as a reserved matters application due to siting and layout already being agreed and differing with this proposed application.

We are also told by the applicants, that the council would have preferred that the outline planning application to be designed as a pair of semi-detached dwellings rather than detached units and this feedback has been taken on board.

The siting of the properties is largely in the same position as the approved outline site layout plan with regards to their relationship to the adjacent dwelling at 100 Bury New Road and also in their siting to the frontage of Bury New Road. The properties also follow the same premise as the approved outline aspects including being of 2.5 storeys with the roof ridge lines being at the same height as the adjacent existing dwellings on Bury New Road.

The overall appearance of the proposed dwellings will be of a 2-storey aspect to the road frontage, save for a number of Velux roof windows. The proposed materials will match the adjacent properties and are stated as natural stone walling and grey natural slate/or slate effect roof tiles.

The properties are to be built as Self-Build type dwellings to be utilised by the applicant and a family member, further details of this will be provided but the houses will comply with the guidance as set out in the Self-build and Custom Housebuilding Act 2015.

To the frontage of the application site, the external driveways will be designed to allow the turning of motor vehicles with access and egress from the houses in a forward motion. There will also be off road parking provision for up to 3 vehicles per property which we understand complies with local authority parking requirements.



Figure 2 – Indicative front street scene viewed from Bury New Road

Internally the properties will be set over three storeys with a lounge, visitor WC, large open plan kitchen/family/dining space to the rear and a utility room. Upstairs would provide 4no. bedrooms per property with Plot 2 being slightly smaller at first floor level to ensure no overbearing nature on to 100 Bury New Road.

The houses will be built to the latest standards and incorporate renewable technologies to comply with current planning and building control requirements such as EV chargers, Solar PV installation to rear roofs and potentially Air Source Heat Pump systems.

1. 1269/BNR/ESLP - Existing site layout plan/topographical survey
2. 1269/BNR/SLP - Proposed site layout plan
3. 1269/BNR/HT1P - Proposed house type design floor plans and elevations
4. 1269/BNR/SS - Existing and proposed site sections/street scenes
5. 1269/BNR/LP - A4 location plan

5.0 ACCESS AND PARKING

Access to the existing site is currently taken from 2no. access points both with existing dedicated entrances leading off Bury New Road. These access points will be utilised for the proposed houses with the wider access to the east of the site also serving the existing parking area serving 100 Bury New Road.

Off road vehicle parking can be provided for 3+ cars for each property and access/turning abilities are as per the approved outline scheme.

A 2.4 x 90m visibility splay was agreed with the highways department as part of the previous planning application and again the information/arrangement is exactly the same for this application design.

Disabled access provision will be provided to the front of each property with a level access threshold to the principal access door with all ground floor doors complying with Part M4 (2).

Waste and recycling storage would be contained to the side of each dwelling with collection from kerbside.

6.0 DESIGN PRINCIPLES AND SITE CONSTRAINTS

- Urban Structure & Grain.

The proposed house designs will be built of stone facework matching adjacent properties with window openings of similar design and contained within a 2-storey frontage again matching the appearance of the existing properties fronting Bury New Road.

- Natural Light.

The proposed houses are orientated facing north with south aspect rear garden areas and as such will benefit from good use of natural daylight with the proposed rear gardens benefiting from long periods of solar gain.

- Height, Scale & Massing

The proposal seeks to replicate the overall massing and heights agreed within the current outline approval with house positions and roof lines very similar to the approved site layout and street scene

drawing. Land levels and finished floor levels of the proposed houses will be regraded to the original ground level falls allowing for the properties to be of less impact.

7.0 SUMMARY AND CONCLUSIONS

In summary, this development proposal provides an opportunity to allow the redevelopment of an existing previously approved housing site to provide 2no. dwellings.

The applicant has carefully assisted with the overall design and material choices and as such we feel that the properties will sit well within the street scene without being overly dominant.

All matters of planning policies are met as per the previous outline planning approval and we feel that this application could be supported by the local authority.