

**PLANNING STATEMENT IN SUPPORT OF AN APPLICATION
FOR ONE NEW DWELLING HOUSE ON A RESIDENTIAL PLOT
LOCATED AT:**

BROOK HOUSE,
20 BROOKTHORPE ROAD,
WALSHAW, BURY BL8 3AD

22th JULY 2026

Written by: Ben Maguire, BA, DipArch. (architectural consultant)

On behalf of: Jacqueline Harris, (property owner)

Introduction

the intention of this statement is to clarify the reasons and rationale for the current application which is as follows:

' to split an existing residential plot that currently has one large house situated on it, into two roughly equal size plots, and apply for one new dwelling house (to be known as 20A Brookthorpe Road) to be situated on the newly created plot and as described within the plans submitted as part of the application.'

Context

1. Walshaw is a village forming part of the Metropolitan Borough of Bury, in Greater Manchester, England. It is located to the south of Tottington and 2 miles northwest of Bury Town Centre.
2. Brookthorpe is an existing private estate planned off an un-adopted highway that feeds directly onto Walshaw Road, comprised of Brookthorpe Road, Sharples Drive and Brookthorpe Meadows.
3. The site is within 15 minutes walking distance to Walshaw village where there are a variety of public houses, restaurants and a convenience store and a frequent bus, the 511, runs every 30 minutes along Walshaw Road into Bury Town Centre directly into the Metrolink Interchange.

4. The existing Brook House is a larger 2 storey residence approximately 250m² in total ground floor gross external area (foot-print) sitting on a plot of 1368m² in area. The proposal is to split the plot along a natural line formed by the existing side terrace to create one new plot of 608m² giving the existing an amended plot size of 760m².

5. The site can be described as semi-rural in character with a gated private access road along the Northern Boundary that leads to 22 Brookthorpe Road situated on the Western Boundary beyond Brook House. To the South are open farmer's fields and to the East a walled and fenced boundary to 23 Brookthorpe Meadows. The entire North, South and East boundaries have a variety of medium to larger trees and shrubs planted along them including mature Sycamore, Copper Beech, Japanese Maple and Conifers. In order to facilitate a new site access from the North East corner 2 or 3 Leylandii type confers would have to be removed with minimal disturbance all subject to ecological and arboricultural reports that we assume will be required as part of the application.

The Design

After careful consideration the proposed new house will have a ground floor gross external area (foot-print) of 122m², with two storeys proper and a third roof storey lit by in line Velux type roof lights on the Northern slope of the roof and circular feature windows in the pikes of the gables.

We feel it is appropriate and beneficial to the harmonious appearance of the locality to design the new house using cues in overall form, character and materials taken from the existing Brook House. This is essentially a mid-twentieth Century house of simple 'farm-house' style built in the Arts and Crafts tradition with features that include:

1. a Cumbrian 'green' Stone plinth at GF with continuous cill string course over.
2. strongly expressed continuous horizontal black feature strip over GF windows to ends with vertical strips in same at the end along the corners.
3. good quality off white render generally to walling with simple inset casement windows with rich mid- brown hard wood frames and doors.
4. dark grey eaves soffits and fascias and gutters and down-pipes

with mid grey cement pantiles to the roofs.

5. dark red-brown Western Red Cedar timber boarded cladding to the gable on the garden side.

6. larger floor to ceiling feature windows on the garden side in aluminium box section.

Site Photographs



1. View of existing house along Brookthorpe Road towards the West



2. View of existing house from the garden



3. View of North East corner of the site showing the off-set of 4.4m from the brick entrance pillar to the drive to Brook House to the boundary wall of 23 Brookthorpe Meadows where it is intended to have the new site access to 20A Brookthorpe House.

Summary:

We believe the existing site plot is large enough to be divided into two in order to build one new dwelling house with a wide enough access available from the un- adopted highway and room on site for a minimum of 3 parking spaces and paved terrace to the rear with minimal disturbance to existing perimeter planting, soft landscaping and boundary walls and fences.

This will of course provide much needed family housing of good quality in a very nice area with high environmental and bio-diversity scores by accepted criteria. We are happy to provide any further information required in support of the application if asked.

Please refer to the submitted plans for detail design, materials and area schedules.

Appendix:



POSSIBLE BROOKTHORPE ROAD ELEVATION NORTH



POSSIBLE SIDE GABLE ELEVATION EAST

Kind regards,

Ben Mayne