

SUPPORTING STATEMENT

15th October 2022

Proposed residential development comprising four detached dwellings.



Land off Lowercroft Road, Bury, Lancashire

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants



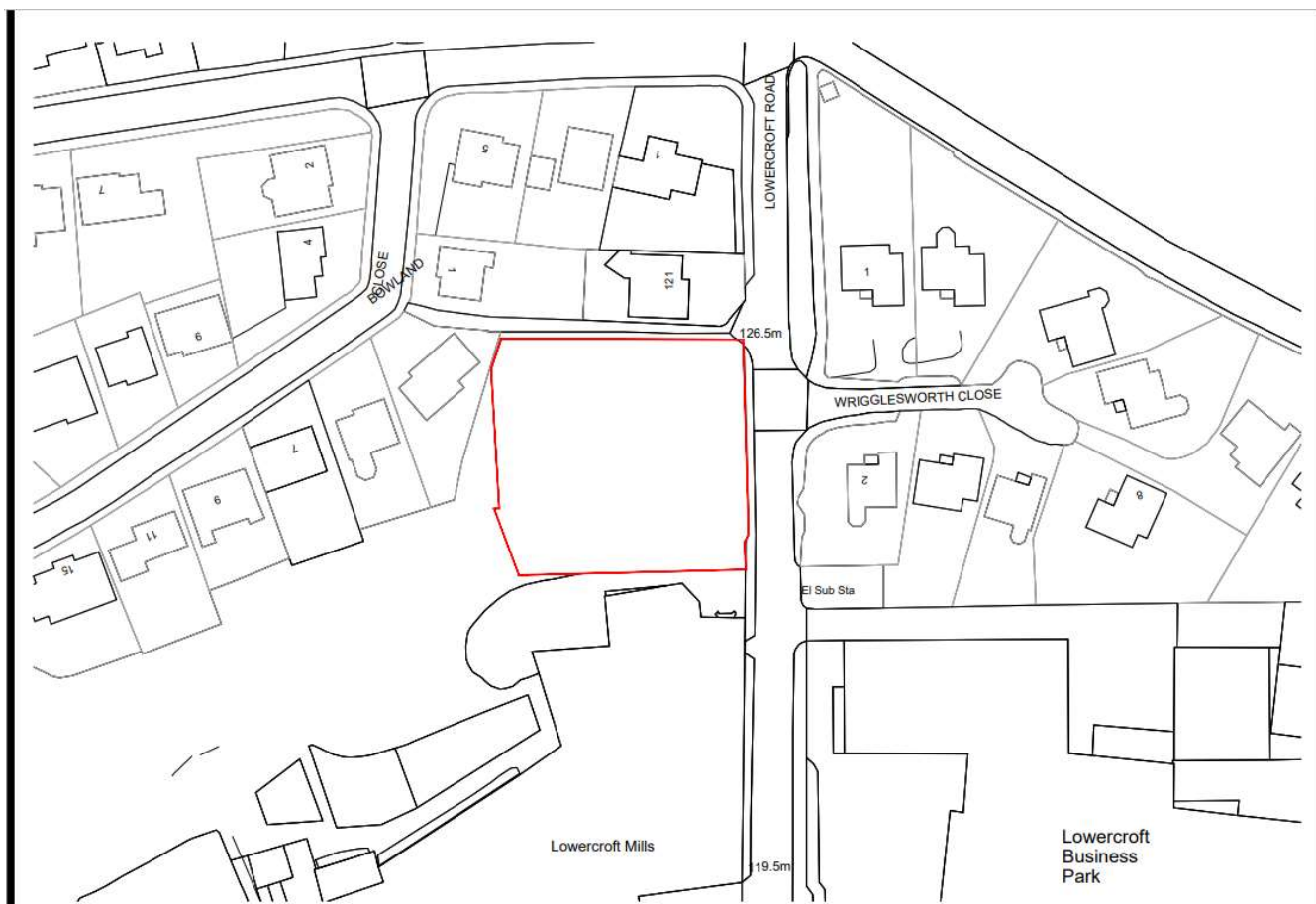
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1. THE APPLICATION SITE

- 1.1. The Application site is 0.223ha in size and comprises a cleared development site. The site is located in the western outskirts of Bury. A low-level stone wall forms the eastern boundary, which fronts onto Lowercroft Road. Residential dwellings border the site to the north, with trees located in-between. To the west is dense tree planting, which extends towards a reservoir and area of greenspace. Located to the south of the site is a private cobble road and Lowercroft Mill, which comprises employment premises. Further employment premises are located to the southeast of the site, forming part of Lowercroft Business Park, beyond which is further residential development. Finally, to the east of the site is Lowercroft Road, beyond which is residential development.**
- 1.2. The site comprises a cleared development site within the urban fabric of Bury. The majority of the site consists of a raised flat central area dominated by dense self-seeded scrub woodland. The edges of the site are dominated by semi- mature sycamore trees. To the west of the site is a larger area of the broadleaved woodland and a large reservoir.**
- 1.3. Historically, planning permission has been secured for residential development on site, dating back to 1994. The consent was not implemented. The character of the area comprises residential properties to the north and east of the site, with commercial premises to the south. The site benefits from strong linkages to public transport and the strategic road network. The site is not allocated in the Development Plan and has limited environmental constraints.**
- 1.4. This Statement is designed to bring together the supporting information accompanying the planning application, and to set out the context of the proposals in a clear, concise and informative way. The Statement will assess the proposed development against the planning policies set out in the National Planning Policy Framework (NPPF) and the Bury Unitary Development Plan (UDP).**
- 1.5. A copy of the location plan is shown below**

Figure 1 Location Plan.



2. SITE HISTORY (INCLUDING PLANNING HISTORY)

- 2.1. The site is subject to several planning applications. The most recent is ApplicationNo:65668 which was for the erection of 6 no. small business units (Class B1) and was approved 7th October 2020.**
- 2.2. Previously in 1990, an application for four residential dwellings was refused, under application reference 23474. The application was refused on the grounds of access. It was the Council's position at the time that a satisfactory access point had not been achieved.**
- 2.3. In 1994, a new application was submitted for four residential dwellings, under application reference 29217. The application was approved in June 1994 and demonstrated that a suitable access point into the site could be achieved. Despite securing planning permission for four residential dwellings on site, the application was not implemented.**

3. THE PROPOSED DEVELOPMENT

- 3.1. The planning application proposes four detached dwellings grouped in an informal cul-de-sac. The dwellings will be of the same design and appearance and comprise two storeys with two projecting gables.
- 3.2. Each dwelling would have an integral garage, a living room at the front and a dining/kitchen area at the rear. Upstairs there would be four bedrooms, two of which would have an en-suite and a separate bathroom.
- 3.3. The access would be taken from the northeast corner of the site onto Lowercroft Road and would provide an access road and turning area for vehicles to enter and leave the site in forward gear. The site plan and the front elevation of the dwelling is shown below.



Figure 2 Site Layout and main elevation

4. PLANNING POLICY & ANALYSIS

National Planning Policy Framework

- 4.1. The site is located within the settlement boundary of Bury as defined by the adopted Unitary Development Plan (UDP). Paragraph 69 of The National Planning Policy Framework (Framework) states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should amongst other things support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes. The site is a windfall site within the settlement boundary of Bury and therefore accords with Paragraph 69 of the Framework.**
- 4.2. The proposal would be served by a genuine choice of transport modes as required by Paragraph 73 of the Framework and given its highly sustainable location, the proposal would not lead to severe problems of highway safety.**
- 4.3. Paragraph 120 of the Framework states planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively. The site is a cleared site and has been vacant for a significant period. The proposed four dwellings would meet an identified need for housing within the area.**

Local Plan

- 4.4. The current Bury UDP was adopted by the Council on 29 August 1997. The Council is currently working to replace the adopted UDP with a new document called the Bury Local Plan. However, the new Bury Local plan carries little weight at this stage and the UDP is the statutory plan on which decisions should be made.**

- 4.5. The Councils UDP does not identify the site for any specific purpose but is located within the settlement boundary of Bury as the plan shows below with the site highlighted.

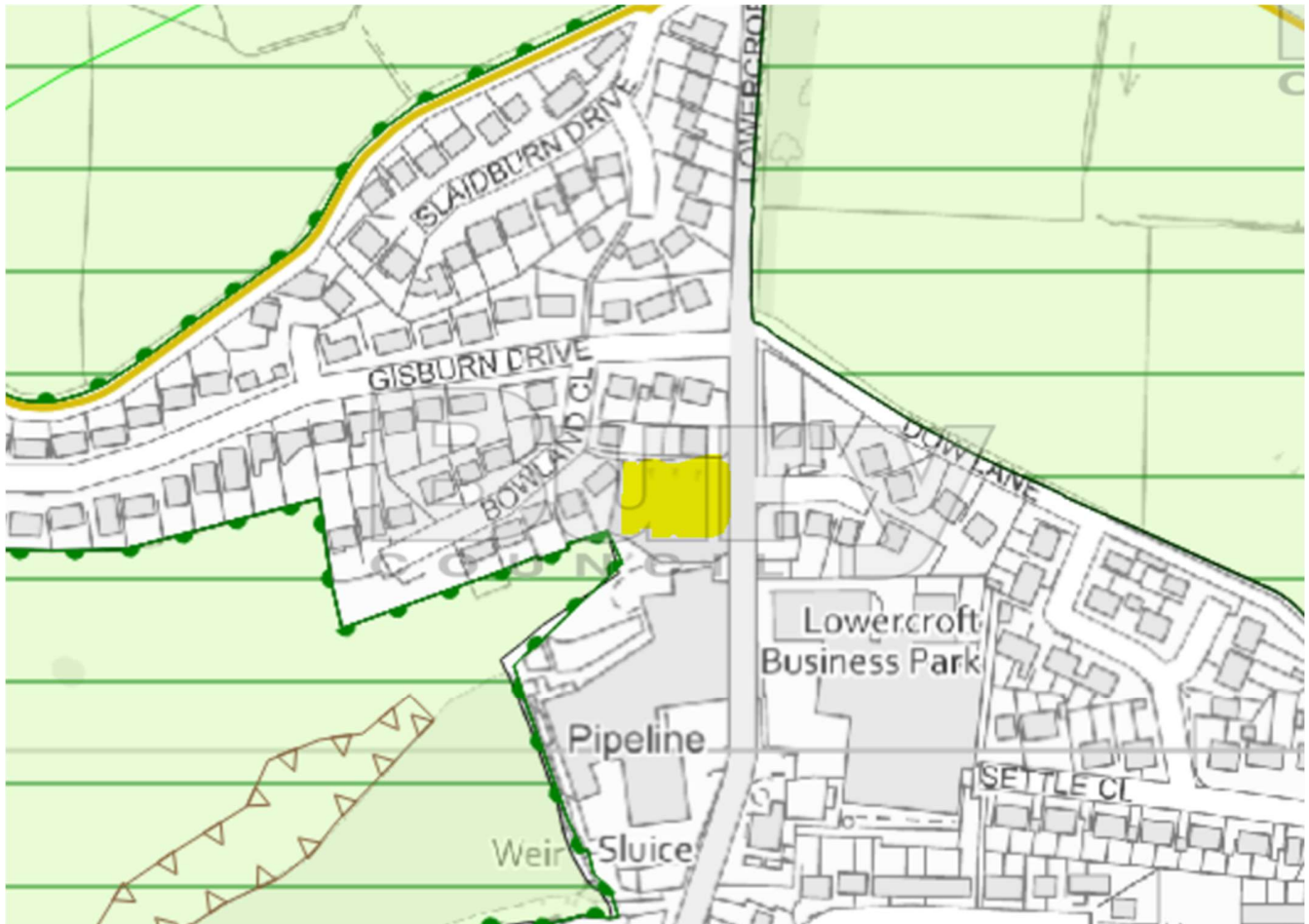


Figure 3 Extract of UDP plan

- 4.6. Policy H1/2 refers to further housing development. The policy states that the Council will have regard to the following factors when assessing proposals for housing development on sites not identified on the Proposals Map:
- the need to direct development towards the urban area;
 - the availability of infrastructure;

- the need to avoid the release of peripheral open land, unless this can be shown to be consistent with urban regeneration;
- the suitability of the site in land use terms with regard to amenity, the nature of the local environment and surrounding land uses;
- other policies and proposals of the Plan.

4.7. The proposal would direct development within the urban area, there is availability of infrastructure in the area, it would not release open land on the edge of the settlement boundary, and it would not be harmful to the amenity of the area. The supporting text of the policy states that ‘it is important, however, that the development of small sites and large "windfall" sites contributes to the objectives of urban regeneration and concentration, whilst making efficient use of the existing infrastructure. It is particularly important that development allowed under this policy does not damage the local environment or detract from the amenity of existing residential areas or other surrounding land uses’. The proposal would not be harmful to the character of the area and would not detract from the living conditions of neighbouring residents. The proposal is considered to comply with Policy H1/2.

4.8. Policy H2 refers to housing environment and design. The policy states that the Council will encourage good design in all residential development. Policy H2/1 refers to the form of new residential development and states that all new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include:

- the height and roof type of adjacent buildings;
- the impact of developments on residential amenity;
- the density and character of the surrounding area;
- the position and proximity of neighbouring properties;
- the materials to be used in proposed developments, especially their colour and texture.

- 4.9. The proposal will be two storeys and of a similar height to neighbouring properties, they are detached dwellings set in reasonable sized plots, which is of a similar character to neighbouring dwellings, they will not harm the outlook of neighbouring properties and will be of similar materials. The proposal is therefore considered to comply with Policy H2/1.**
- 4.10. Policy H2/2 refers to the layout of new residential development and states that new residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include:**
- **car parking provision;**
 - **access for both vehicles and pedestrians, and provision for public transport;**
 - **the possible need for traffic calming measures;**
 - **density;**
 - **space about and between dwellings;**
 - **landscaping and screening;**
 - **protection/provision of trees and hedgerows;**
 - **open space/children's play areas;**
 - **design for safety and security;**
 - **access/facilities for the disabled;**
 - **the existence of any public rights of way.**
- 4.11. The proposal provides sufficient car parking for each dwelling. Furthermore, each dwelling has an integral garage. The proposal has good access onto Lowercroft Road and there is a bus stop near the site. The proposal is not of a sufficient size to require traffic calming measures, open space and there are no public rights of way on the site. The proposal is of a density which reflects the character of the neighbouring residential areas, it provides sufficient landscaping, which is discussed in more detail later in the report and the proposed layout provide a degree of security in that there is natural surveillance from the dwellings. The proposal is considered to comply with Policy H2/2.**

- 4.12.** Policy EN1 refers to the built environment where the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment. In particular Policy EN1/2 refers to the townscape and built design. The policy states the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:
- the external appearance and design of the proposal in relation to its height, scale, density and layout;
 - the relationship of the proposal to the surrounding area;
 - the choice and use of materials;
 - access and other design features for the mobility impaired;
 - the design and appearance of access, parking and service provision;
 - landscaping, including the use of natural landscape features, and open space provision;
 - the use of lighting
- 4.13.** The proposed dwellings have an external appearance and density which is in keeping with the neighbouring properties located to the north and east of the site. The dwellings have an acceptable relationship with neighbouring properties. The northernmost dwelling (plot 4) has principal windows facing front and to the rear. Towards the front the principal windows overlook the access road and given the angle of view towards No 121 Lowercroft Road is quite acute it will not overlook this neighbouring property. To the rear is No 3 Bowland Close, the distance between the two properties is significant and No 3 is set at an angle to the rear orientation of Plot 4 and therefore there will not be any direct overlooking from this dwelling. Plots 2 & 3 have a reasonable length garden which will prevent any overlooking to the rear and Plot 1 is positioned so that a blank gable is adjacent to the road which will prevent any overlooking to the neighbouring properties located to the east of the site.
- 4.14.** The proposal includes landscaping and planting new trees along the rear boundaries of the site which will mitigate against the loss of vegetation within the site. The proposed dwellings will

be predominantly constructed in brick which is similar to other dwellings in the vicinity of the site. Overall, it is considered the proposal complies with Policy EN1/2.

- 4.15. Policy EN8 refers to woodland and trees. The policy states the Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.
- 4.16. A previous application for employment uses included an ecology report which outlined the condition of the site and stated the site is dominated by naturally regenerated semi-mature broadleaved woodland. In particular most of the trees were young, pioneer trees. The report stated that if the mature trees around the site boundaries were retained, no further survey or mitigation in relation to potential direct impacts upon bat roosts was considered necessary. The majority of trees along the western boundary are located outside the application site and would be retained. The previous Tree Survey noted that the proposed development necessitated the removal of six trees within the site boundary. However, the trees were considered of low value. The proposal also includes new tree planting around the site and is overall considered to result in no net loss to biodiversity. Accordingly, it is considered to comply with Policy EN8.
- 4.17. Bury are unable to provide a 5 year housing supply at present and should the scheme be approved the 4 houses will be used to mitigate this.
- 4.18. Impact on Neighbours
- 4.19. Although the application site lies close to other residential properties, the proposed scheme has been designed so as not to adversely affect the amenity of these adjoining residences. As the properties will be set back from the main road it will sit well within the existing street scene. The site plan further takes into the topography of the site to ensure the impact on the neighbours is minimal.
- 4.20. Public rights of way

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- 4.21. No public rights of way pass over the site, however there are numerous footpaths locally which allow residents ample access into the open countryside.**
 - 4.22. Affordable housing**
 - 4.23. As the site is for a small scale residential redevelopment there will be no requirement to provide a percentage of affordable housing.**

5. CONCLUSION

- 5.1. Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan, '*the determination must be made in accordance with the plans unless material considerations dictate otherwise*'.
- 5.2. The site is located within the confines of Bury settlement boundary and the provision of four dwellings will make a modest contribution to the Councils housing need. Furthermore, previous planning permission was granted for a similar proposal, albeit many years ago. The previous permission is a material consideration.
- 5.3. The proposed development would be of a similar density and form compared to neighbouring properties located to the north, east and west of the site.
- 5.4. The site is located within flood zone 1 and is at a low risk of flooding. Given the size of the site a flood risk assessment is not required.
- 5.5. The site has sufficient provision for car parking with space in front of the dwellings and an integral garage. Furthermore, the site is in a sustainable location, with easy access to public transport.
- 5.6. The proposed development complies with relevant development plan policies and is a form of sustainable development. There being no material considerations which would dictate otherwise, we conclude that planning permission should be granted.

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