

Design, Access and Planning Statement

400 Bass Lane

Summerseat, Bury

Scheme

Proposed Extension

Date

September 2021



campbelldriverpartnership
architects

Capricorn Park, Blakewater Road
Blackburn BB1 5QR

1.1 INTRODUCTION

This statement has been prepared to accompany a planning application submission to Bury Council for planning permission for the extension and alterations to the existing dwelling at 400 Bass Lane and should be read in conjunction with the following Campbell Driver Partnership drawings:

- 19.137:01_A - OS location plan
- 19.137:02_C - site plan - existing
- 19.137:03_A - floor plans - existing
- 19.137:04_A - elevations - existing
- 19.137:05_F - site plan - proposed
- 19.137:06_D - floor plans - proposed
- 19.137:07_D - elevations - proposed
- 19.137:10_A - elevations - c.1948
- 19.137:11_A - permitted development comparison plan

and the following supporting documents:

- Heritage Statement by Hinchcliffe Heritage

1.2 PROPOSALS

The proposals include:

- Demolition of existing single storey rear conservatory
- Erection of new two storey rear extension

1.3 CLIENT BRIEF

The proposed extension, together with some internal alterations to the dwelling, are required to update and improve the currently dysfunctional and impractical layout of the existing dwelling to provide a layout conducive to current modern living standards whilst also providing additional living accommodation for the growing young family who currently live there and wish to create a 'lifetime home'.

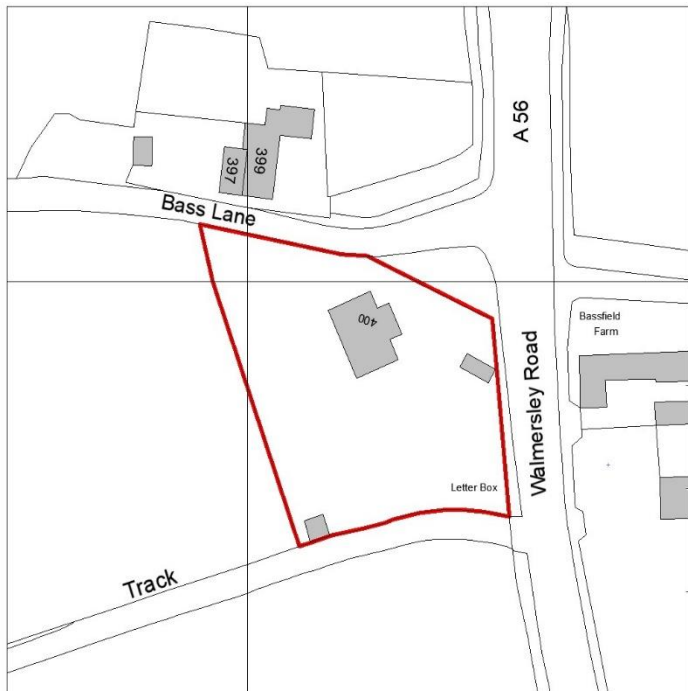
1.4 SITE LOCATION

The site (outlined in red) is located in a small hamlet on Walmersley Road [A56] at the junction with Bass Lane.

The application site consists of a detached dwelling set in a 0.2 ha [0.5 acre] private garden.

The site lies within the adopted Green Belt of the Bury Unitary Development Plan and the application is therefore subject to relevant national and local green belt planning policies.

The property is also included on the Draft Local List of buildings of special architectural or historic interest / non-designated heritage asset.



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1.4.1 Existing photographs



1



2



3

Photographs of the site as existing

- 1 view from Walmersley Road looking towards the front of the property*
- 2 view from the side garden looking towards the south side of the property*
- 3 view from the rear garden looking towards the rear of the property*

1.4.2 Site Analysis

The site is fronted by stone walls and mature trees to Walmersley Road and Bass Lane.
The south side is bounded by dense mature trees.
There is an open aspect to the rear looking west.
The site is set 1.5 – 2m below the level of the Walmersley Road.

The closest neighbouring dwellings to the property are the cottages to the north across Bass Lane [about 25m away] and the Bassfield development to the east across Walmersley Road [about 35m away].

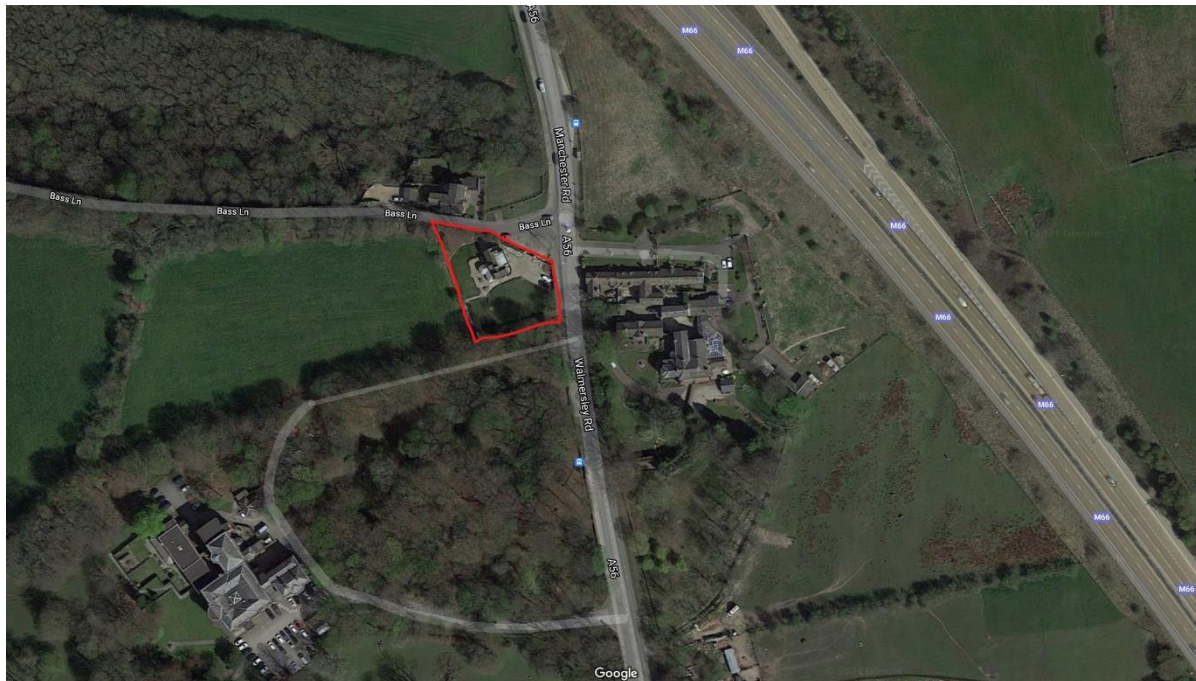


Image taken from Google Earth.

The property is only fully exposed to the road junction of Walmersley Road and Bass Lane.



Image taken from Google Maps

The property is only partially visible from Walmersley Road and is hidden by dense planting from Bass Lane.



1



2



3

Photographs of the site as existing [Images taken from Google Maps]

1 view from Walmersley Road looking towards the property

2 view along Bass Lane from adjacent cottages.

3 view from top of Bass Lane towards the north side of the property

1.5 AMOUNT

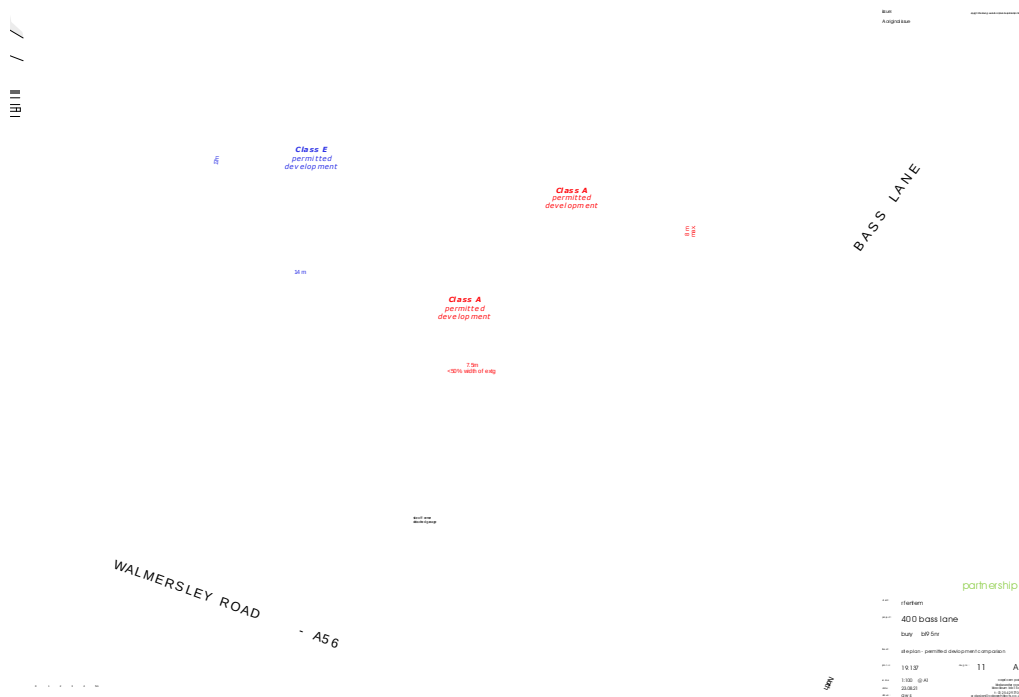
The application is for a proposed two storey extension 5m wide projecting 5.5m from the rear of the property. The extension will increase the volume of the original [pre 1948] dwelling by only 24%, which is within acceptable limits [i.e. <33%] for extensions to dwellings within the Green Belt.

To offset the increase in volume it is also proposed that the existing single storey conservatory will be demolished.

1.5.1 Permitted Development Comparison

To assess the scale of the proposed extension a comparison has been carried out to demonstrate the proposal against possible extensions under the Government technical guidance for Permitted Development rights for householders.

The proposed extension is considerably smaller in plan than the permitted development areas.



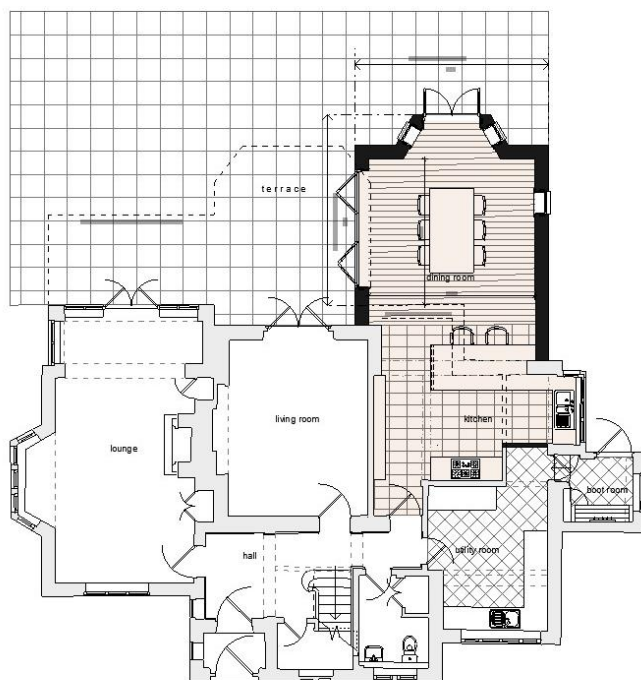
1.6 LAYOUT

The proposed extension has been positioned at the north west corner of the existing house to enable the extension to form a private semi enclosed outdoor patio area at the rear of the property in place of the conservatory.

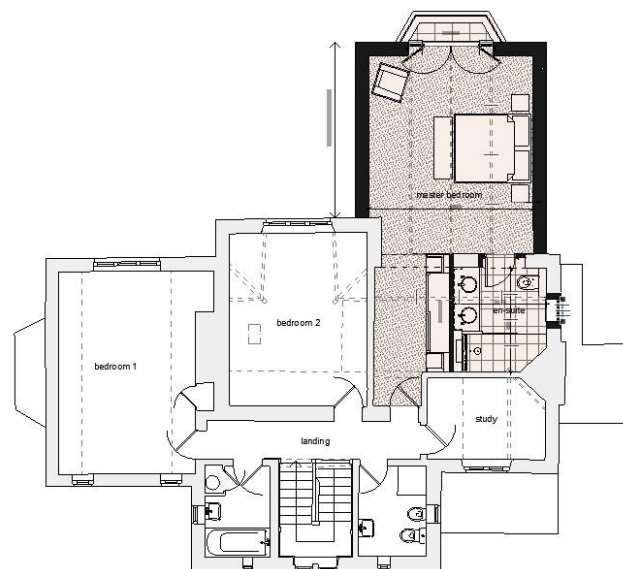
The positioning of the extension will make it unseen from the front of the property / from Walmersley Road.

A new extended kitchen and dining room will be located on the ground floor of the extension.

The first floor of the extension will provide enlarged bedroom space together with new bathroom facilities.



ground floor plan



first floor plan

1.7 APPEARANCE AND SCALE

The extension will be two storeys high but with the ridge set lower than the adjacent ridges to emphasise the subservience of the extension against the existing building.

The proposed ridge height and eaves are slightly lower than the existing ridges / eaves, however, in order to maintain the existing first floor level and ceiling height it is unfeasible to make them any lower due to the restricted headroom available for access getting from the existing house into the new extension.



The proposed palette of materials refers to the historical with the use of natural coursed stone and ashlar detailing to match the existing together with black timber panel detailing at first floor level to the side elevations, again matching the existing.

Natural stone roof tiles will be used to match the existing.

Historical type polyester powder coated metal frame windows will also be incorporated within the extension.



1.8 LANDSCAPING

The existing mature trees on the site, non of which have TPO’s, will be retained.

Existing trees on and around the site will provide screening from any long views and will ensure that the character of the rural landscape will not be compromised. The impact of the extension and outbuilding on both the wider landscape and setting of the Green Belt will be minimal and appropriate in context.

New planting will be introduced along the boundary to Bass Lane to provide and enhance long term tall hedge screening.



1.9 ACCESS

The existing pedestrian and vehicular access to the property will be unaltered.

The extension will be designed with reference to the legislation and requirements for inclusive access under the requirements of the current Building Regulations - Approved Document M1.

1.10 SUSTAINABLE DESIGN PRINCIPLES

The Client is committed to ensuring the extension employs best practice sustainable design principles.

This will be achieved through the prioritization of passive design principles including:

- Maximising levels of insulation to the external fabric.
- Optimising levels of air tightness with the new structure.
- Good practice junction detailing to reduce thermal bridging.

In addition, particular consideration will be given to the use of efficient lighting systems and heating and cooling provision to ensure the most carbon and cost-efficient system with possible energy efficient solutions / renewable energy sources fully assessed at detailed design stage.

Provision for an Electrical Vehicle Charging Point are also to be included in the alteration works.

1.11 DRAFT LOCAL LIST

A separate Heritage Statement to accompany the application has been prepared by Hinchcliffe Heritage to provide:

- an overview of the history and evolution of 400, Bass Lane, Summerseat and the setting of the site.
- an assessment of the significance of the site and its setting.
- an assessment of the impact of the proposed development of the site and its setting.

Heritage Statement. 400 Bass Lane, Summerseat

Heritage Statement for Proposed Extension at 400 Bass Lane, Summerseat



Plate 1. Front of 400, Bass Lane

Hinchcliffe Heritage for Campbell Driver Partnership
29th June 2021

1.12 GREEN BELT

The National Planning Policy Framework [NPPF] Paragraphs 143 and 144 state *that inappropriate development in the Green Belt is by definition, harmful and should not be approved except in Very Special Circumstances.*

Paragraph 145 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development. However, one exception to this is:

c) extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building;

Bury's UDP Policy OL1/2 states that *the construction of new buildings in the Green Belt is inappropriate unless it is for..... limited extension, alteration or replacement of existing dwellings provided that this would not result in disproportionate additions over and above the size of the original dwelling;.....*

Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt states that *extensions of existing dwellings should not result in disproportionate additions over and above the size of the original dwelling.* To assist in what can be considered to be disproportionate SPD 8 considers additions of up to a third (33%).

The proposed extension will increase the volume of the original dwelling by only 24%.

In addition to the above Green Belt policies, SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building, and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

The accompanying Heritage Statement contains the following statements which are also supporting evidence that the proposed extension should be classed as appropriate development in Green Belt:

The proposed extension will introduce a third two storey gable, at the LH side and so will somewhat alter the composition of the rear elevation but will not create a fully symmetrical elevation.

The proposed new gable will be slightly lower than the other two gables and; it will have a different articulation of openings and plane than the other two gables, as it will have a canted single storey bay to match that on the SW elevation and a large triangular window with French windows at first floor. It will also be stepped in from the corner with the NE side elevation to ensure that the quoins remain visible. More importantly, it will project further forward than the other two gables.

Thus, although the three gables may superficially appear to create a symmetrical elevation when seen in two dimensions on a plan, it will create a far from symmetrical elevation, especially when seen in reality in three dimensions.

The proposed extension will be lower than the original building and stepped in from the NE corner and so will not be seen from the front and will have no impact on the perception of the building from Manchester Road .

The proposed extension will be visible from the rear within the site and in filtered views from Bass Lane but again, as it will be lower than the existing building, it will not be overly dominant.

The view of the existing building from Bass Lane will change but, in assessing the impact of the proposal on the views from Bass Lane, it is important to consider that: there is no footpath on this part of Bass Lane; any pedestrians and drivers on Bass Lane are usually more concerned with avoiding traffic than looking at the back of 400 Bass Lane and; the views of 400 Bass Lane are in any event substantially filtered by the stone wall, hedges, trees and shrubs.

Also, as the proposed extension is well-designed, of modest size and in matching materials, it will integrate harmoniously with 400 Bass Lane, it will be subservient to the existing building and there is no reason why sight of it should cause any appreciable harm to the public perception of the character and significance of the building., the limited impact of the current proposal on public views must be a consideration.

1.13 CONCLUSION

This Statement makes the case that: the current proposal will cause no harm to the Green Belt nor affect its significance as a local building of special architectural or historic interest / non-designated heritage asset; it will bring about a net enhancement in its significance and appearance.

The proposal represents sustainable development and accords with the NPPF and supporting Policies and so this Statement forms the case that the proposal should be considered favourably and that the application should be approved for development in Green Belt as a Very Special Circumstance.