

DESIGN & ACCESS STATEMENT

Householder Application — Relocation of Approved Garage

Site: The Gatehouse, Woodhill Road, Bury, BL8 1BN

Applicant: Mr / Mrs Shahana Begun

Related Application Reference: 71598

Prepared by: Andrew Chapman — Synergy Design Concepts Ltd (also acting as agent on the approved scheme)

1. Introduction

This Design & Access Statement is submitted in support of a householder planning application for the relocation of the previously-approved replacement garage at The Gatehouse, Woodhill Road, Bury, BL8 1BN. Planning permission was granted under reference 71598 for: “Reconfiguration/extensions of the dwelling to include two storey front and side extensions and first floor rear extension; replacement garage.” This application seeks approval solely to reposition the approved garage, bringing it forward so that it aligns more closely with the front of the extended dwelling (“The Gatehouse”). No other elements of the approved scheme are altered.

2. Reason for the Proposal

During the detailed design phase, and following review of site levels and vehicle manoeuvring, it became clear that accessing the approved garage in its previously approved position would be difficult, particularly when reversing or turning within the driveway. Repositioning the garage slightly forward provides improved turning and manoeuvrability, safer vehicle access, better alignment with the principal elevation, and involves no additional bulk or massing beyond what is already approved.

3. Site & Surroundings

The Gatehouse is a detached residential dwelling located on Woodhill Road in a well-established residential area of Bury. Properties locally vary in design, character, age and layout, with a mixture of traditional and more modern development. The site benefits from an existing vehicular access and private driveway.

4. The Proposed Garage Relocation

The design, height, materials, footprint and appearance of the garage remain exactly as approved under application 71598, and the use remains ancillary residential domestic garaging. The proposal simply moves the garage forward on the plot so that it sits broadly in line with the extended front building line of The Gatehouse. More specifically, the amended garage position moves slightly to the north-east to align with the front of the extended dwelling. This revised siting also increases the separation from the boundaries with 113 Canterbury Drive and 89 Woodhill Road, which indirectly benefits those neighbouring dwellings by reducing any perceived presence or proximity to the shared boundaries. This modest relocation does not increase visual impact and continues to read as a subservient outbuilding associated with the main dwelling.

5. Design Considerations

The design principles of the approved scheme are retained, including traditional domestic scale and matching materials. Relocating the garage forward does not harm the character of the dwelling or street scene, as the building continues to sit comfortably within the curtilage and remains visually related to the main house.

6. Residential Amenity

The garage relocation maintains adequate separation to neighbouring properties, and the slight movement to the north-east increases the distance from the rear boundaries of 113 Canterbury Drive and 89 Woodhill Road. The proposal does not introduce over-shadowing or loss of light, does not create overlooking, and retains existing privacy relationships. Therefore the proposal safeguards neighbouring amenity.

7. Access & Highways

The relocation improves on-site manoeuvrability and reduces the need for tight vehicle movements. The proposal enhances safety when entering and exiting the garage, retains the existing access from Woodhill Road, does not increase traffic generation, and maintains on-site parking provision. The development is therefore acceptable in highway terms.

8. Planning Policy Context

The proposal aligns with relevant principles of the National Planning Policy Framework and Bury Council planning policies relating to good design, protection of residential amenity, safe and secure access, and proportionate development within residential curtilages. As the proposal simply repositions an already-approved domestic garage, it remains fully consistent with local and national policy.

9. Sustainability

The relocation has no material impact on energy performance but ensures the long-term practical usability of the building, supporting sustainable occupation of the dwelling.

10. Conclusion

This application seeks approval only for the relocation of the previously-approved garage to better align with the front of the extended dwelling and to ensure safe and practical access. The proposal retains the approved design and form, improves vehicle manoeuvring, increases separation from neighbouring boundaries, does not harm visual amenity or character, protects neighbour amenity, and remains compliant with planning policy. Accordingly, planning permission is respectfully requested.