



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement:

107 Warwick Road M26 4HL

Double-Storey Extension & Loft Conversion

On Behalf of Jamie Bates

Prepared by **Planning By Design**

Version	Date	Prepared By	Approved By
1	27.01.2026	RS	CA

Application

Planning By Design (The agent) has been instructed to act on behalf of Jamie Bates (the applicant) to submit a planning application to Bury Metropolitan Borough Council (the Local Planning Authority) for a double-storey extension and loft conversion at: 107 Warwick Road M26 4HL (the site).

In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The site is situated on the eastern edge of a suburban residential area in Radcliffe, within the Metropolitan Borough of Bury, Greater Manchester. It lies approximately 1.5 km northeast of Radcliffe town centre and borders open countryside to the east, providing a strong interface between the urban fringe and rural landscape. The surrounding neighbourhood comprises primarily detached, semi-detached and terraced properties laid out in a low-density suburban grain, with winding cul-de-sacs and tree-lined streets. The area benefits from ample green spaces, including nearby ponds and wooded zones, particularly to the south and east.

The existing property on the site is a narrow semi-detached, two-storey dwelling accessible from the south of a cul-de-sac over a shared drive lined by a mature hedge to the west. It is constructed in brick, consistent with the suburban residential character of the surrounding area.

It is positioned towards the front of a rectangular plot, with the driveway providing off-street parking. The house features a traditional pitched roof and a modest footprint, with a porch to the front, mirroring the scale and style of neighbouring homes. Its end-of-row location offers additional privacy and a more open outlook, with a generous rear garden that backs onto adjacent open space to the east.

The Proposal

The proposed development entails a double-storey side extension combined with a loft conversion, increasing the living accommodation of the property. The works include extending both the ground and first floors to the side, alongside the formation of a new habitable space within the roof. These changes aim to enhance the internal layout and functionality of the home, allowing for additional bedrooms and improved family living areas. The proposal includes modest alterations to the existing roof profile (dormer) to accommodate the loft space, while maintaining consistency with the original architectural character.

The ground floor is extended to create a new lounge space. On the first floor, the extension allows for two additional bedrooms. The roof is altered through a rear-facing dormer, allowing usable headroom and floor space within the loft, which is designated as a further

bedroom with an en-suite. The proposed elevations will respect the existing character, with similar details and fenestration proportions preserving the existing character when viewed from the street. The dormer is set within the rear roof slope and does not extend beyond the existing ridge height, with three windows included along the dormer elevation to the rear.

The materials proposed for the extension match those of the existing dwelling, including facing brickwork. The new roof coverings will be plain tiles to match the existing in colour and texture. Windows and doors will be double-glazed uPVC in a style consistent with those currently on the property, maintaining a coherent external appearance. The dormer extension is to be clad in tile-hung finish to blend with the existing roof, with a flat roof finished in GRP or similar, minimally visible from ground level.

Planning History

N/A

Planning Policy

National Planning Policy Framework 2024 (NPPF)

The new National Planning Policy Framework was revised in 2024 and the following paragraphs are considered to be relevant.

Paragraph 39 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 48 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. This paragraph also states that decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Paragraph 56 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 58 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

Supply of homes

Paragraph 73 of the NPPF 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:

- a) Identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) Use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) 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; and
- d) Work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Paragraph 124 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions

Paragraph 129 highlights that Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;
- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) The importance of securing well-designed, attractive and healthy places.

The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

High quality places

Paragraph 135 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Bury Unitary Development Plan (UDP) – Part 2

H2 – Housing Environment and Design sets the framework for improving the quality of residential areas in Bury. It supports both new residential development and alterations to existing properties that contribute positively to the design quality, layout, and amenity of housing environments. The policy promotes the use of high design standards and encourages compliance with Council design guidance to ensure development integrates well into its context.

H2/3 – Extensions and Alterations is the specific development control policy for household extensions and alterations. It outlines that proposals will be assessed against four main criteria: the design and appearance of the extension, its relationship to the host property and surrounding area, its impact on neighbouring amenity, and any potential visibility or highway safety issues. The policy provides the basis for assessing domestic alterations to ensure they are respectful of local character and neighbouring occupiers.

H3 – Incompatible Uses in Residential Areas aims to protect the character and amenity of residential neighbourhoods by resisting development proposals that would introduce or intensify uses that conflict with residential activities. It seeks to prevent issues such as noise, traffic, and other forms of disturbance that could arise from non-residential uses in predominantly housing areas.

Draft Local Plan (March 2025)

LP-H9 – Alterations and Extensions to Residential Properties provides updated policy guidance for domestic extensions. It requires that extensions and alterations respect the scale, character, and appearance of the original dwelling and surrounding area. Proposals

must be of high design quality, use appropriate materials, and avoid any significant impact on the amenity of neighbouring properties in terms of light, privacy, and outlook.

LP-BE6 – Design and Layout of New Development sets out design expectations for all types of development. It requires proposals to be visually attractive, contextually appropriate, and of a high architectural standard. Development must respond positively to local character and contribute to the creation of well-designed places.

LP-BE8 – Amenity focuses on protecting the amenity of existing and future residents. It requires development to avoid causing harm through overlooking, overshadowing, or other forms of disturbance. The policy reinforces the need for careful siting, massing, and design to maintain acceptable living conditions.

SPD6 – Alterations and Extensions to Residential Properties (January 2020)

This Supplementary Planning Document provides detailed design guidance in support of UDP Policy H2/3. It outlines general principles for all domestic extensions, including the need for proposals to complement the host building in scale, materials, and design. It emphasises that extensions must not harm the amenity of neighbouring properties through loss of light, privacy, or outlook. The guidance discourages overdevelopment of plots and expects sufficient garden and amenity space to be retained.

For two-storey side extensions the policy states:

To avoid the appearance of uncharacteristic terracing, the front elevation at first floor level should be set back by at least 1.5m from the main frontage of the original house;

In cases where there would be a gap to the side boundary, a lesser set back would be acceptable where the set back and gap remaining to the boundary total 1.5m, the requirement for a setback at the front may be relaxed in other instances e.g:

- on corner sites;
- on very short rows of houses;
- where a property is adjacent to an area of ‘open space’;
- where there is a very irregular building line along the street;
- where there are significant ground level differences; and
- where adjacent properties are of significantly different styles (e.g. bungalows next to houses).

Specific sections address dormer and roof extensions, advising that dormers should be subordinate to the main roof, sympathetic in form and detailing, and appropriately positioned to avoid visual dominance. Front dormers are generally discouraged unless in keeping with the character of the area. Rear dormers should not overwhelm the building or result in overbearing impacts.

The SPD includes the 45° rule to assess the impact of extensions on adjacent windows and to guide acceptable rear and side projections. The document applies borough-wide and is a material consideration in all relevant householder planning applications.

Assessment

Principle of Development

The proposal seeks to extend an existing residential property within an established suburban residential area. The site is located within the defined urban area of Radcliffe and comprises a semi-detached dwelling in a residential setting. In accordance with both local and national planning policies, including Policy H2 of the Bury Unitary Development Plan and paragraph 135 of the National Planning Policy Framework (2024), development that improves the quality and functionality of existing housing stock is encouraged. The principle of extending a residential property in this location is therefore fully supported.

Design and Character

The proposed double-storey side extension and loft conversion have been designed to integrate harmoniously with the host dwelling. The use of matching materials—brickwork, roof tiles, and uPVC windows—ensures a consistent and coherent architectural character. The proportions and roof profile mirror the original building, and the dormer to the rear is modest in scale, contained entirely within the roof slope, and does not project above the ridge line.

Although SPD6 typically requires a 1.5 metre setback at first-floor level for two-storey side extensions to prevent a terraced appearance, this requirement is not applicable in this case due to the site context. The dwelling is the end property of a semi-detached pair and is located at the edge of the housing development. As shown in the submitted block plans, there is no adjacent dwelling to the south—only open space. Therefore, there is no risk of creating a terraced effect. SPD6 allows for flexibility in this requirement in such circumstances, including where the property is adjacent to open space or is on a corner site. The design, in this context, remains compliant with the aims of the SPD and preserves the visual openness and rhythm of the street.

Residential Amenity

The proposal has been carefully designed to avoid any unacceptable impact on the amenity of neighbouring occupiers. The end-of-row position of the property ensures that the extension does not result in overshadowing or overbearing effects to the south. To the rear, the two-storey extension and dormer remain within the established building line of adjacent properties and are located well within the boundaries of the site.

The rear dormer provides additional accommodation within the roof space and includes windows facing only the rear garden, maintaining appropriate separation distances to neighbouring gardens and windows. No side-facing windows are proposed at first-floor level, and any new openings comply with the privacy standards outlined in SPD6. Where required, obscure glazing will be used to avoid overlooking, and no window will be situated within 1.7 metres of floor level when facing a boundary, in accordance with local guidance.

The extension maintains full compliance with the 45° rule when applied to neighbouring ground and first-floor windows, avoiding loss of daylight or outlook to neighbouring homes.

The generous garden depth ensures that a substantial amount of private amenity space remains.

Parking and Highway Safety

The proposed extension does not result in the loss of off-street parking provision. The existing driveway will remain fully functional and continues to accommodate at least two vehicles, in line with Bury Council's parking standards. The scheme does not increase parking demand to a level that would result in highway safety issues. There are no changes proposed to site access or visibility splays, and the proposal is therefore considered acceptable in terms of parking and highway safety.

Conclusion

For the above reasons, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.