

Design and Access Statement in support of a planning application for a 3 bedroomed detached property on land adjacent to 17 Settle Close Bury BL8 2TP

Summary.

Settle Close is an established residential area of Lowercroft, Bury.

Settle Close borders the light industrial area of Lowercroft (Lowercroft Business Park) which is accessed from Lowercroft Road and various buildings back onto Settle Close.

When the estate was developed an steeply sloping area of land was not developed at the end of the close, boarded by a pedestrian access to Clitheroe Drive from Settle Close, the light industrial building and the head of the cul-de-sac.

This application is a proposal to develop the site with a single, bespoke designed, 3 bedroomed property.



Development of the scheme.

A pre-application was undertaken with the Council, ref:02554/E in April 2021.

This pre-application raised a number of issues and concerns about the initial proposal for a 4 bedroomed property and this scheme has been designed so as to take account of these planning concerns.

Pre-app comments

1. Officer comment - *The site is the most sequentially preferable for the release of land for housing. Furthermore, the site falls in a sustainable location with regard to services and public transport. Thus, the principle*



The design of the property is now traditional with a two storey front elevation and a 3rd floor in a dormer on the rear elevation and, as such, fits in well into the streetscene.

3. Officer Comments - *Policy H2/1 would be applicable. The proposed development requires consideration of the impact on residential amenity.*

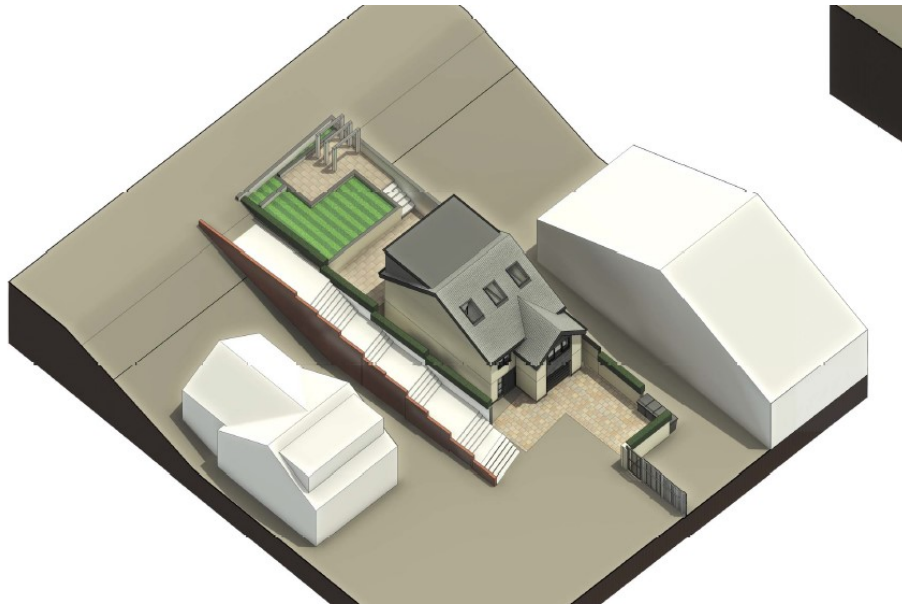
In relation to impacts upon neighbouring properties the proposed dwelling is unlikely to impinge on existing neighbouring amenities.

Applicant comment – The proposed dwelling has been designed so as to meet all the requirements of the council, in terms of spacing between habitable room windows and impacts on residential amenity.

The principal elevation would be flanked at the immediate west by the taller gable end of the industrial building that projects forward and then returns east (across the front aspect from the proposed dwelling). It's substantial bulk, height and blank form would be oppressive to the occupants amenity and immediate main outlook from the dwelling, contrary to policy H2/1 and the NPPF.

Applicant comments – The new property has been set on the site so as to minimise impacts from the adjacent light industrial buildings.

The bulk of the site is set south west of the industrial buildings and, as such the impacts will be mitigated as there will be little or no loss of daylight. See 3D render below.



The properties principal habitable windows have outlooks are to the front and rear and the light industrial building to the north east will have no impact on these.

Furthermore, the Environmental Health Officer confirms that should the proposal move to an application for planning permission, then this should be supported by a noise survey, due to the immediate juxtaposition to the industrial building. The survey shall have regard to BS4142 and BS8233 and shall include any mitigation measures required to be incorporated into the construction of the proposed development.

Applicant comments – The light industrial buildings adjacent are subject to planning conditions and the building that backs onto the site has conditions imposed under 56834 and is subject to the following restrictions:

The development hereby approved shall not be used for any business purposes or be open to the general public outside of the following hours: Monday to Friday - 8am to 6.30pm
Saturdays - 8am to 4pm. No work or other activity associated with the business or the use shall take place on the site on Sundays or Bank Holidays.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EC4/1 – Small

Businesses and EC6/1 – Assessing New Business, Industrial and Commercial Development of the Bury Unitary Development Plan.

Other properties on the residential estate at 8 and 10 Whitecroft Drive and 14 Settle Close are in a similar proximity to the Business Park.

By definition light industry is compatible with residential use and, as such, no additional investigations should be required.

Officer comments - In relation to highway impacts, the proposal would be assessed against policies H2/1 and H2/2 of the Bury Unitary Development Plan and the maximum parking standards as set out in SPD11.

The formal comments of the Highway Officer are awaited. However, he has indicated informally that these will be in the negative. He has stated that the proposed parking arrangements would be sub-standard, difficult to access and likely to lead to vehicles projecting into the footway.

Applicant comments – The now proposed dwelling has altered the layout so that parking can be provide within its curtilage.

The layout of the parking and access is no different to others on Settle Close and allows 2 parking spaces clear of the adopted highway in a similar way to No. 14 Settle Close.

He has also raised concerns about impact on the stairway (in terms of the structure and pedestrian safety when pedestrians exit the bottom of the stairway).

Applicant comments – The footpath will be protected and supported as part of the development, and, as such, there will be no detriment to its stability.

In terms of safety of pedestrians using the footpath, the layout of the site has been amended so that vehicular access is at the end of the cul-de-sac, not adjacent to the staircase.

Assessment.

Local Policy

In terms of council policy the officers comments on the pre-application identified the key policies that needed to be assessed and the new scheme submitted meets the requirements of these policies as described above.

National Policy

It is contended that the new proposal complies with these policies and, in terms of the National Planning Policy Framework is fully compiled with paras 11 Decision Making, 39 on Pre-Applications and especially para 60 on providing new homes as well as para 120 (d) on developing under-utilised land.

The applicant believes that this innovative design of a property will allow the site to be developed in accordance with both local and national policy and is happy to discuss any amendments the Council may require to allow planning consent to be granted.