

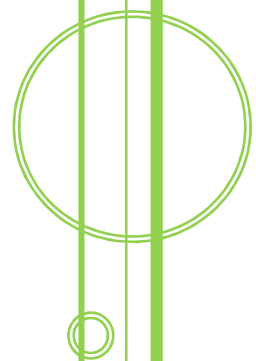


PLANNING AND DESIGN & ACCESS STATEMENT

Land to rear of 12 Owlebarrow Road, Bury
Erection of a dwelling house (Class C3)

Europa Business Park, Building 67
Bird Hall Lane
Stockport
SK3 0XA

February 2022



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1.0 Introduction

- 1.1 This Statement has been prepared by Inspire Planning Solutions Ltd on behalf of the Applicant, to accompany a planning application seeking consent for the erection of a dwelling house (Use Class C3) on land to the rear of 12 Owlebarrow Road, Bury. This Statement should be read alongside the accompanying plans and other supporting information and documentation submitted.
- 1.2 The application site comprises part of the sizeable curtilage of 12 Owlebarrow Road. The Applicant seeks to put the largely vacant plot to effective use and considers its redevelopment for an attractive, high-quality dwelling as the most appropriate use. It is located within a sustainable location and would make a positive contribution towards the Council's housing land supply, particularly in times of well-documented, chronic undersupply of homes nationally.
- 1.3 This Statement describes the site and its surroundings before setting out the relevant local and national planning policy. An assessment of the material planning considerations will then be discussed before arriving at the conclusion that the scheme represents an acceptable quality development, without resulting in adverse impacts to the character and appearance of the area, on amenity or on the local highway network. The Statement concludes that permission ought to be granted.

2.0 Site & Surroundings

- 2.1 The application site comprises part of the sizeable curtilage of 12 Owlebarrow Road. The site is located within the urban boundary¹ and within an established suburban residential locality. The site is within a sustainable location close to Walshaw High Street and its associated retail and services provision, public transport and education provision.



Figure 1. Approx Site Location (Source: Google Maps)

- 2.2 The site is located in an area of spacious properties. Mature trees give the area a pleasant, verdant feel. There is not considered to be a particular 'fixed' built style within the area, with post-war suburban dwellings sat alongside many 'infill' bespoke properties giving an irregular street pattern and

¹ See Appendix 1 for proposals map extract

properties comprising different forms and scales. There is also a varied palette of finishing materials present as a consequence of properties being constructed over different eras.



Figure 2. Application site illustrating extensive curtilage of 12 Owlebarrow Road

- 2.3 The locality is home to large, detached properties including the examples shown overleaf:



11 Brookthorpe Road



Scholes House, Leigh Lane



7 Brookthorpe Meadows

Figure 3. Varied appearance of nearby dwellings

3.0 Proposed Development

- 3.1 Consent is sought for the erection of a dwelling house (Use Class C3) with associated landscaping and parking on land within that is currently the curtilage of 12 Owlebarrow Road. 12 Owlebarrow Road and the proposed dwelling would share the same access from Owlebarrow Road, with a driveway leading to an independent parking area for the proposed dwelling.

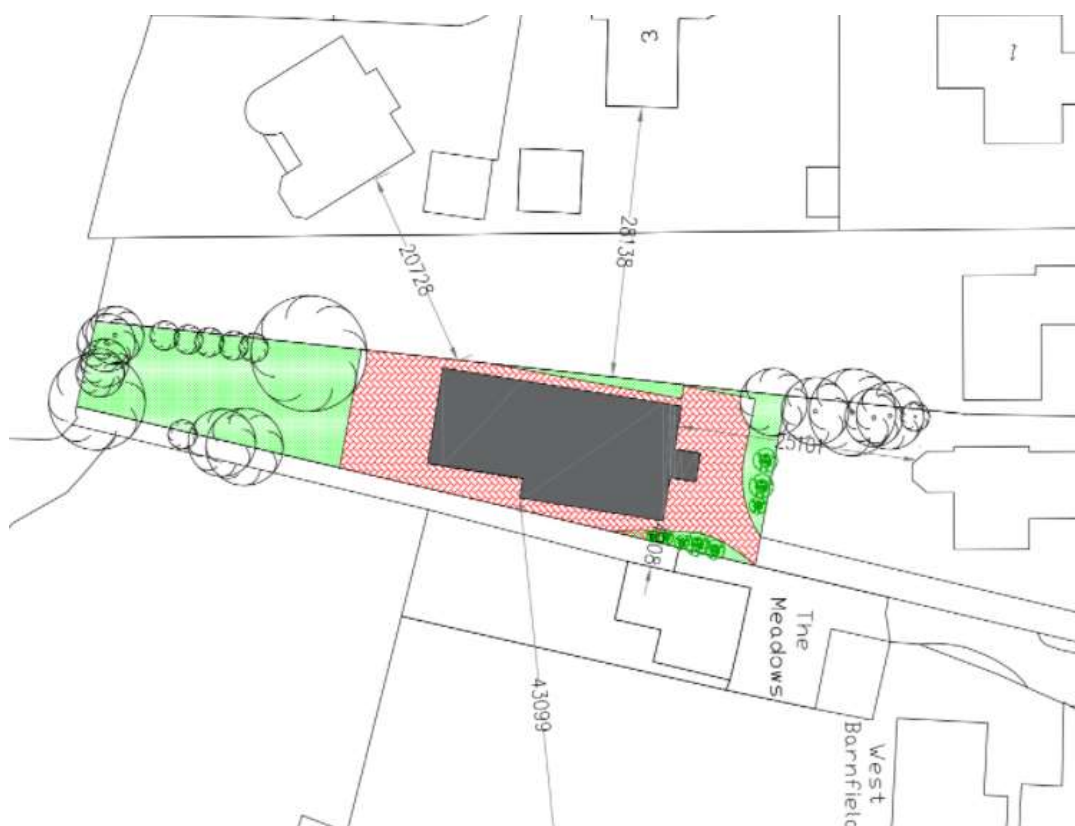


Figure 3. Proposed site plan (not to scale) illustrating site layout (Source: RAD)

- 3.2 The design rationale is to create an aspirational dwelling within an established residential area. The property would feature a generous amount of glazing to ensure good levels of natural day light and a good outlook as well as a balcony and terrace area.



Figure 4. Proposed front elevation (not to scale) accommodation over three storey (plus basement level) (Source: RAD)

- 3.3 The proposed dwelling would feature accommodation over three storey (plus basement level). Figure 4 shows the front elevation of the proposed dwelling in isolation, but the proposed dwelling would be set in a pleasant, landscaped setting with off-road parking (driveway plus garage) and with suitable provision made for other requirements such as a bin store. Please refer to the accompanying plans for additional information regarding the Applicant's intentions for the site.

4.0 Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The development plan for the purposes of the application proposal comprises the Bury Unitary Development Plan (UDP) (1997). The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and is also of relevance.

Bury UDP

- 4.2 The saved Local Plan dates from 1997. The following policies from the document have relevance to the application proposal:
- **Policy EN1 - Built Environment** – The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.
 - **Policy H1 – Housing Land Provision** - The Council will ensure that sufficient land is identified to allow for the development of 7,200 new dwellings within the period mid-1986 to mid- 2001.
 - **Policy EN1/1 - Visual Amenity** - Development will not be permitted where proposals would have a detrimental effect on public views or visual amenity.
 - **Policy EN1/2 - Townscape and Built Design** - 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 and the choice and use of materials.

National Planning Policy Framework (NPPF)

- 4.3 The NPPF sets out the Government's planning policies. According to the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable.
- 4.4 The NPPF at paragraph 60 confirms *"the Government's objective of significantly boosting the supply of homes"*.
- 4.5 Chapter 9 of the NPPF relates to the promotion of sustainable transport. This section stresses the importance of development proposals addressing transportation issues at an early stage in a development in order to identify the potential impacts of a proposal and look at opportunities to reduce them together with promoting more sustainable methods of transport. The NPPF also states that the planning system should actively manage patterns of growth in support of these objectives, focusing on locations that will limit the need to travel offering a genuine choice of travel modes, with the overall aim being to reduce congestion and emissions.

Other relevant documents / guidance

- 4.6 The *Nationally described space standards (March 2015)* as shown below replace the existing different space standards used by local authorities. The guidance confirms that it is not a building regulation and remains solely within the planning system as a new form of technical planning standard.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

4.7 Since the adoption of the UDP in 1997, the Council has published a number of supplementary planning guidance notes (SPGs) and supplementary planning documents (SPDs), which have been used to support and provide more detail for policies within the UDP. The following guidance notes have relevance to the application proposal:

- **Development Control Policy Guidance Note 3:** Planning out Crime in New Development. This note provides guidance to help design new residential schemes in a way that can help prevent crime and the fear of crime;
- **Development Control Policy Guidance Note 7:** Managing the Supply of Housing Land in Bury. This note supports Policy H1 and seeks to ensure that new housing sites comply with its criteria

5.0 Planning Appraisal

5.1 The purpose of this section of the Statement is to identify and assess the main planning considerations raised by the application proposals in the context of relevant national and local planning policy and guidance. The key issues are;

- *the principle of the development, having regard to the provisions of the adopted Development Plan and national planning policy and guidance;*
- *the effect of development on residential amenity*
- *the effect of the development on the character and appearance of the area,*
- *the effect of development on the local highway network, and;*
- *other relevant matters.*

5.2 Each of these matters is considered below.

The principle of development

5.3 The application site is located in predominantly residential area. It is surrounded by other large dwellings and is in a location that is, in principle, in a location that the development plan supports the provision of new housing.

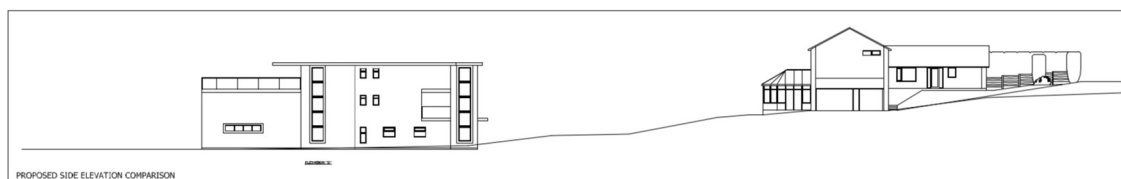
5.4 The site currently serves as a garden to the existing dwelling but is of a significant size and one which the applicant considers can be put to better use. In this respect, the proposal is considered to receive support from the NPPF, which states, at paragraph 124, that planning decisions should support the efficient use of land, which is what this proposal seeks to do.

- 5.5 The proposal would only make provision for one additional dwelling, but this form of development, where single units are proposed in existing built up areas can contribute significantly to housing need.
- 5.6 The NPPF advises that proposals which accord with the development plan should be approved without delay. The NPPF instructs that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole or its specific policies indicate development should be restricted. The scheme will deliver beneficial sustainable development that should be granted planning permission and it will not result in any adverse impacts that would significantly and demonstrably outweigh the benefits of its approval. This is confirmed in the following assessment of the detailed material considerations relevant to the proposal.

The effect of the development on the character and appearance of the area

- 5.7 The proposed house would have broadly rectangular form and would be sited towards the front of the plot. It would provide for parking at the front and a large garden to the rear, whilst maintaining similar spacing to the side boundaries that would be similar to the existing house and others around it. In terms of its siting, it is considered that the development would fit the prevailing character of the area. The existing house at No. 12 would also be provided with a good sized garden length – over 15m from the rear main elevation of this dwelling.
- 5.8 The proposal would be a three storey structure towards the front, above ground level and reducing to two storeys at the rear. It is noted that the surrounding area is predominantly two storeys, but the land levels to the rear

of No. 12 drop away and this reduces the scale of the house proposed. This is illustrated in the following section across the site:



**Figure 5. Site levels (not to scale) showing setting down of the proposed dwelling
(Source: RAD)**

- 5.9 As there is so much variation and variety in the immediate surrounding locality, this affords significant flexibility in the finished appearance of the dwelling. It has sought to adopt a modern design with a flat roof form, large areas of glazing with different material panels that reinforce the contemporary look that is being proposed, whilst breaking up the mass of the building. The final material schedule can be agreed by condition as required.
- 5.10 To summarise therefore, the proposed house would compliment the variety in the built form that exists in the area. It would make efficient use of the site as set out in the preceding section, whilst maintaining an area's prevailing character and setting (as required by paragraph 124 d) of the NPPF. It would also meet the requirements of local policies, including UDP Policy EN1.

The effect of development on residential amenity

- 5.11 The proposed house has been sensitively positioned having regard to the existing dwelling at No. 12 and other surrounding neighbours.

5.12 This includes ensuring a sufficient separation distance to all neighbouring properties, the nearest of which, other than the adjacent 'The Meadows' is circa 21m away to the south west. As there would be no directly facing principal windows, this is adequate to prevent any impact by way of overlooking or on outlook. All other properties are further away still.



Figure 6. Location of Nearby Dwelling (Source: Google Maps)

5.13 With regards to 'The Meadows', the proposal, whilst being close to this dwelling, would have a largely 'side-to-side' relationship and as such, the close proximity is not a factor that would give rise to harm, either in terms of loss of light or outlook. It is also relevant to note, as set out earlier in this Statement, that the proposed dwelling is set down and would not appear overbearing to any of the neighbouring occupiers.

5.14 The house proposed would be set within a verdant setting, with trees to be retained around where it is to be sited. This would further ensure that the

dwelling is screened from its surroundings. Relevant windows on side facing elevations would be obscure glazed to prevent views towards neighbouring gardens.

- 5.15 The living conditions of future occupiers has also been carefully factored into the design. The size of the house far exceeds minimum standards, as does the amenity space provision. The proposed house achieves this, whilst maintaining a good sized curtilage for the existing house.
- 5.16 In summary, the development would provide a high standard of amenity for existing and future users, as required by the NPPF at paragraph 130. It would also be compliant with the development plan. Although the 'Alterations & Extensions to Residential Properties' is not directly relevant to the new dwelling, none of the distances it sets out as guidance would be contravened.

The effect of development on the local highway network

- 5.17 The access arrangements to the proposed house would provide safe, convenient and sufficient provision for the new dwelling, with the existing house also maintaining its parking.
- 5.18 The existing access would be used, which would be shared between the two dwellings.
- 5.19 The new dwelling would have at least 3 parking spaces in the integral garage, with space to turn in the area to the front of the house to enable access and egress in forward gear. Public transport provision is also available nearby on Walshaw Road.

5.30 There are therefore no highway safety issues that would arise from this proposal and the development is policy compliant.

Other Relevant Matters

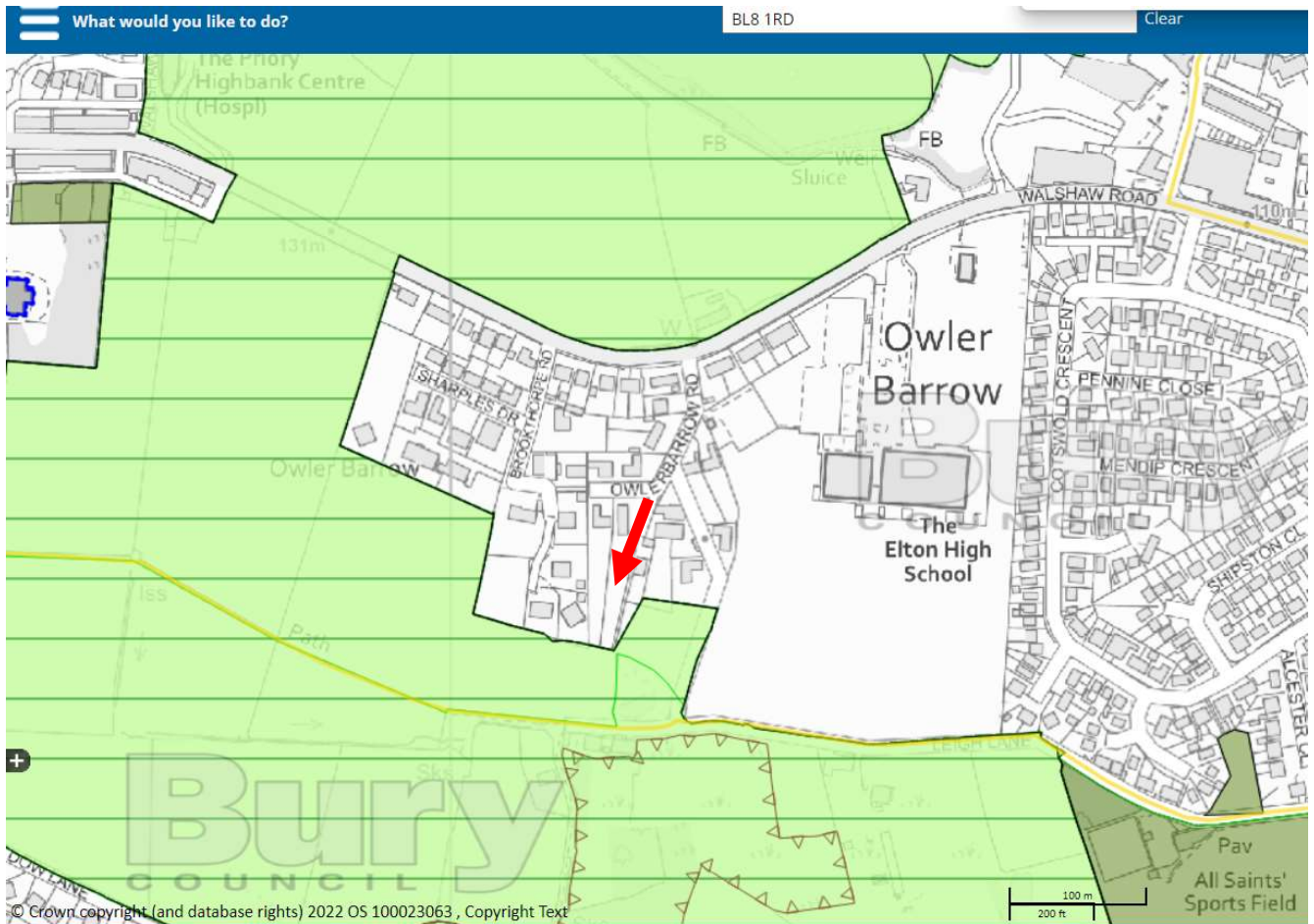
5.31 This development would retain the majority of trees on the site and this matter is considered further in the accompanying tree report.

5.32 All other matters have been investigated, including risk from coal mining, contamination and flooding and none would limit development of this site.

6.0 Conclusion

- 6.1 This Statement has justified the merits and acceptability of the proposed erection of a dwelling house (Use Class C3) on land at 12 Owlebarrow Road, Bury.
- 6.2 The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and that decision-makers at every level should seek to approve applications for sustainable development where possible. For the reasons set out in this Statement and the supporting application plans and documentation, the Council is requested to grant planning permission for the proposed development
- 6.3 Should the LPA require any additional information; it is requested that contact is made with the Applicant's Agent.

Appendix 1. Proposals Map Extract



(Source: Bury Council Online)