

Full Planning application for the replacement of a stables building by a dwelling at 41 Arthur Lane, Ainsworth, Bury BL2 5PR

Application ref: 71363

Density of New Housing

Policy JP-H4: Density of New Housing of the Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2024 (PfE) states:

‘New housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design

‘In order to achieve an appropriate mix of housing across the plan area, developments should include the provision of houses and/or apartments having regard to the following and the need to achieve high quality design:

A. 35-70 dwellings per hectare: primarily houses’.

The proposed replacement bungalow and curtilage has an area of approximately 0.07 ha and this equates to a density of 14 dwellings per ha.

However, there is already an extant permission for the conversion and extension of the existing stable block to form 1 dwelling.

Moreover, the proposed bungalow, by its density of development, accords with that of the dwellings immediately around it . It would not be good design to increase the density on what amounts to a single triangular shaped plot.

As such it accords with PfE policy JP-H4 in that it would *‘be delivered at a density appropriate to the location’*