Design and Access Statement in relation to;

Proposed development;

Land at rear of 10-12 Broadhalgh Road,

Rochdale,

OL11 5NJ.

INTRODUCTION;

This planning application relates to the proposed construction of two dwellings on a large plot formed from the existing rear gardens of numbers 10 and 12 Broadhalgh Road, Rochdale. The proposal has been developed in accordance with our clients brief to secure planning consent for a quality residential development.

The site currently comprises two residential property gardens accessed via existing driveways off Broadhalgh Road. The subject site has remained largely untended and unused in the past and the current submission seeks to provide a quality residential development.

The following text comprises a Design and Access Statement to comply with relevant local authority requirements.

DESIGN;

Quantity.

The proposal involves the development of two five bedroom detached properties with integral garages. The proposed dwellings are comparative with surrounding properties and will be constructed in materials which match adjoining houses. Parking spaces have been provided in accordance with current council policy and will be constructed and surfaced in permeable paving – subject to ground conditions and engineers' recommendations.

Layout.

The scheme has been designed to maximise the development potential whilst protecting the privacy of the occupants of neighbouring properties.

Scale.

The proposed houses respect their surroundings, in terms of scale and mass, whilst reflecting the topography of the site. Separation distances, both within the development and to surrounding houses, follow the council's current policy in terms of separation distances. This approach helps to reduce the perceived impact of the development to a minimum.

Appearance.

The proposed materials used in the construction of the dwellings are what might be termed 'traditional'. Adopting this approach, along with architectural detailing which reflects surround properties and the wider area, means that the proposed dwellings are considered sympathetic to their residential setting.

ACCESS;

The site is currently accessed via a private drive off Broadhalgh Road. The proposal will utilise the current driveway adjoining number 12 Broadhalgh Road and extend this into the site to provide access to the private driveways and parking areas serving the individual plots as indicated on the submitted drawings. Two parking spaces are provided for number 12 Broadhalgh Road within the retained garden for the existing property. The access drive will be widened as it enters the site which will enable vehicles to wait, and pass safely, without conflict along the existing access drive.

Two parking spaces are provided to each dwelling, the hardstanding areas formed with a permeable surface dependent upon ground conditions and engineer's advice. The surfacing will be formed into a ramped access to the main entrance doors. Therefore, the proposal provides access suitable for people of varying levels of mobility in accordance with current Building Regulations.

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