DESIGN AND ACCESS STATEMENT

123 Durnford Street, Middleton, M24 5TS

Proposals

The application proposes to split Existing dwelling in to two individual dwellings additionally double story rear extension. The house is surrounded by the brick finish terraced houses. The proposed rear extension will match to the adjacent houses in appearance. Amenity space is provided within rear and front garden.

Site and surroundings

The site is located on the 123 Durnford Street, Middleton. The site boundary at the rear and both sides consists of wooden fences.
The surrounding area is characterized by mixture of traditional terrace houses. Residential is the predominant surrounding use.
The site benefits from being within an established residential community. It is within easy walking/cycling distance of a range of local services/facilities including, post boxes, convenience stores, main bus routes, schools, parks, leisure facilities.

It is therefore evident the site is in a highly sustainable location.

Planning History

None.

Planning Policy

Rochdale Council Unitary Development Plan

Supplementary Planning Documents/Guidance

National Planning Policy Framework (NPPF) (March 2012)

Relevant national planning policy is set out within the NPPF. The following parts of NPPF are considered relevant to this application:

• Part 1: Building a strong, competitive economy;

• Part 4: Promoting sustainable transport;

• Part 6: Delivering a wide choice of high quality homes;

• Part 7: Requiring good design;

• Part 8: Promoting healthy communities;

• Determining applications.

Evaluation

Principle of the development

The application site is previously used as dwelling house, located within an established residential area and is within close proximity to a high number of services and facilities.

Impact on the character and appearance of the area
The proposed change would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to its design being reflective of existing properties locally. The proposed dwelling would not break the building line of the existing row of houses as it would not project forward of the front elevation of number 123 and 121. And will be in line with number 123 from rear.
The proposed Change would not have an adverse impact on the character and appearance of the area and will integrate well into the urban grain.
Materials would match those of existing dwellings locally and would be agreed with the Local Planning Authority.
Of significant benefit is the removal of the unsightly appearance and the provision of much needed housing. This will improve the appearance of both the site and the street scene.

Impact on amenity
The proposal is commensurate with the surrounding interface distances and will make an efficient use of this site.
The amount of amenity space is favorable and will contain car park, garden and bin space at front garden within wooden frame to accommodate bins within.

Impact on the highway
The character of the area predominantly consists of on street parking to the front.
New unit will have one parking bay at front garden.
The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

Access

Access from Durnford street to provide easy access.

Waste Collection

According to council policies.

Flood Risk

The flood risk appears to be low.

Sustainability Appraisal and Energy Statement

Proposed windows will have double glazed units cavity filled with Argon gas for high performance.

Conclusion
The proposals will result in numerous benefits which are not significantly and demonstrably outweighed by any adverse impacts. The application should therefore be approved.