Design and Access Statement in relation to;

Proposed development on land adjacent to;

228 Broad Lane,

Rochdale,

OL16 4PR

INTRODUCTION;

This planning application relates to a proposed residential development of one detached property. The proposal has been developed in accordance with our clients brief to secure planning consent for a residential development on land associated with 228 Broad Lane currently within their ownership.

The site is bounded to the north, west and south by low rise traditional style residential properties, with a mix of housing types representative of architectural styles from the 19th and 20th centuries. The eastern boundary of the site is concurrent with the footpath on Broad Lane, an adopted highway, from which the site is accessed.

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

DESIGN;

Quantity.

The proposal involves the development of a single detached bungalow, and represents a revised proposal following a previous planning submission reference 19/00028/FUL. The proposed dwelling is provided with ample amenity space in the form of garden areas. Parking areas are provided which serve the proposed property. In addition, designated off road parking provision has also been provided for 228 Broad Lane, and existing parking provision to 230 Broad Lane retained, all in accordance with current council policy. Pedestrian and vehicular access and circulation space will be provided on the basis of a shared area between the proposed property and 228 Broad Lane. Provision has been made to retain areas of amenity space for 228 Broad Lane in the form of private garden areas to the north and west of that property.

Layout.

The scheme has been designed to maximise the development potential whilst protecting the privacy of the occupants of neighbouring properties by respecting the current planning policy space separation requirements. Issues were raised in connection with the previous submission, and the potential impact a two-storey property might have on surrounding dwellings. This submission relates to a single-storey bungalow, and therefore the potential impact on surrounding properties is lessened by this proposal. The proposed property fronts Broad Lane, thereby maintaining the current street scene, where properties face onto the adopted highway.

Scale.

The proposed property has been developed to respect its surroundings, in terms of scale and mass. Its form, as a single storey bungalow, will reduce the perceived impact of the development to a minimum whilst still providing a meaningful residential development on the site.

Appearance.

The proposed dwelling respects surrounding properties, and its traditional form, with pitched roof's sits well with surrounding properties. There are a mix of housing styles immediately adjacent to the property, indicative of the continued development of the area over many years. Therefore, a traditional appearance has been adopted for the proposed dwelling.

Masonry walling will provide a means of separation and protection of privacy to the frontage of the proposed property and 228 Broad Lane. The existing stone boundary wall along Broad Lane is to be retained. This will be backed up with native hedge planting to provide some privacy between the frontage of the property and the adopted road. The applicant is prepared to accept a landscaping condition on any consent which may be issued to ratify the landscaping proposals prior to commencement of the development.

ACCESS;

The site is currently accessed via a private drive from Broad Lane. The proposal will utilise the current site entrance to provide access to the shared tarmac surfaced circulation areas and block paved parking spaces serving 228 Broad Lane and the proposed dwelling. Site levels indicate that driveway gradients will not exceed those acceptable for use by people of limited mobility. Footpaths around the property and paved area to the frontage will be formed into a ramped access to the main entrance door in accordance with current Building Regulations. Therefore, the proposal provides access suitable for people of varying levels of mobility in accordance with current disabled access regulations.

CONCLUSION;

The proposal represents a significant reduction in the scale and mass of the development when compared to the previous submission, and will therefore lessen the potential impact on surrounding properties. The traditional appearance of the proposed dwelling will sit comfortably within its surroundings. The proposal will help to fill a need for this type of property in the borough, therefore we respectfully request that the council supports this submission.

Prepared by;

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Ref: P196