



DESIGN AND ACCESS STATEMENT

17 Prospect Place Heywood OL10 4JQ

Proposals

The application proposes the erection a block of three numbers of terraced dwellings on the land to the side of 17 Prospect Place Heywood OL10 4JQ. The land is surrounded by the traditional terraced, render and brick finish houses. In appearance the proposed dwelling will match to the adjacent terrace houses. Amenity space is provided within rear garden.

2 meter high timber fence to the side and rear of the proposed dwelling.

Site and surroundings

The site is located on the Prospect Place, Heywood, 17 Prospect Place is to the East, Prospect Place is to the West, and Back street to the South of the proposed land.

The surrounding area is characterized by mixture of traditional terrace houses

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 a Garage space, not been used from long time, 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 dwellings 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 17.

The proposed dwelling 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, garden and bin space.

Impact on the highway

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 Prospect Place to provide easy access, and form back street.

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.