

65 Bury and Rochdale Old
Road, Rochdale, BL9 7UA

Design and Access Statement



Revision /

13th December 2022

**SOLID
VOID**

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1.0 Introduction

This Design and Access Statement has been prepared by Solid Void on behalf of Mr & Mrs Richardson to supplement a planning submission for a Householder Planning Application at 65 Bury and Rochdale Old Road. The existing property is a two storey, 3-bedroom, family dwelling with curtilage landscaping and open countryside beyond. This application seeks approval for a first storey rear and single storey side extension to the residential property.

The site is not located within a Conservation Area, area of Special Scientific Interest or any other designations. The buildings are also not listed or scheduled monuments. It is, however, located within an area designated as green belt under planning policy designation.

It is not considered that land is suspected to be in the presence of contamination, and it is not within a flood plane or under an agricultural tenancy.

2.0 Planning Policy

The following planning policy documents are applicable to this submission, from local and national documentation, as follows:

Rochdale's Unitary Development Plan – Adopted 2006

Policy G/D/2 – Green Belt

Policy D/4 – Control of Development within Green Belt

Support for this development would enable the applicant to extend their family home so that it is suitably sized for their family. The proposals would marry into the existing property replicating the traditional style and materials of the original house. On this basis, we consider the proposals to be 'appropriate' in the context of Design and Green Belt policy.

In height and massing terms, we felt it more appropriate to reduce the proposed first storey ridge height down from that of the original house in to create subservience. Furthermore, the simple, single storey adjunct to the side is a traditional and harmonises with the host property.

3.0 Green Belt Statement

The application site falls within the defined Green Belt boundary and as such, the following statement has been composed to supplement this planning application.

Typically, permissions should be granted for the extension of dwellings in Greenbelt provided that the following criteria are satisfied:

- a) The extension respects the existing house and the surrounding buildings in terms of scale, size, design, fenestration (including dormer windows) and materials, without innovative and original design features being stifled.
- b) There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight.
- c) The proposal does not have an unacceptable adverse impact on highway safety; and
- d) In the case of the Green Belt or the Countryside, the proposed extension should not result in a disproportionate increase in the volume of the original dwelling.

The proposals do not contribute towards 'urban sprawl' and create a sympathetic extension – All controlled, such that these extensions combined create only an additional 30% of additional volume to the 'original' dwelling house.

Original House Volume

540.4 cubic meters

Proposed House Volume

104 cubic meters

TOTAL of 20.6% of additional floor area

4.0 Use

The proposal seeks to create an extension for the residential enjoyment associated to 65 Bury and Rochdale Old Road.

5.0 Amount

For comparative purposes, below are volume scenarios calculations for the proposals:

Existing dwelling	- 540.4 m ³
Additional volume created by the proposals	- 104 m ³
Proposed extension	- <u>20.6% addition</u>

The above figures accurately represent the existing volumes as the building stands today and the proposal. Therefore, demonstrating that the extension is '*proportionate*' as an exemption to inappropriate development in the Green Belt, using the 35% limit stipulated in the local SPD, the limit for what can be considered '*proportionate*'.

6.0 Layout & Scale

The proposed structure creates a single storey rear/side extension and first storey rear extension.

7.0 Access

All external door thresholds will be low profile versions to aid wheelchair accessibility and all internal circulation/layouts will be designed to comply with Part M and Part K of the Building Regulations.