

Land west of Rutland Street & south of Starkey Street, Planning / Design & Access Statement

Location of Proposed Development

Heywood, OL10 4JJ

Description of Proposed Development

Demolition of existing garages and construction of 3No. two-storey dwellings and 1 No. bungalow with associated access and parking.

Date

7th October 2024

Applicant

Mr Lawrence Owen

Agent

Mr B. Pond

1. Introduction

This Design & Access Statement is submitted in support of an outline planning application which seeks to construct a 3No. two-storey dwellings and 1No bungalow on the land west of Rutland Street and south of Starkey Street, Heywood OL10 4JJ.

The following document will cover a more detailed description of the proposal, information on the site's history / characteristics and the pre-application advice and how this has been implemented into the scheme.

2. Existing Site Characteristics and Local Area

Site

The application site is located between the south of Starkey Street and to the West of Rutland Street. The site is bounded by terraced houses to both Rutland Street and Starkey Street, with openings to allow vehicle access into the site and garages. To the south of the site is a private unit.

Currently, the site is overgrown with vegetation / shrubs, which have been well managed by the client to keep in presentable and manageable condition. There are also some dilapidated garages and sheds in the north-west and south-east corners of the site. Access to the site is currently provided from Rutland Street, which also serves as a right of way to the terraced houses of Starkey Street. This access road is already used for refuse collection/drop -off, property access, infrequent parking and access to the application site.

The applicant, Mr L. Owen is the freehold owner of all the application site and intends move into the constructed bungalow and sell the 3No. new houses to future residents.

Public Transport

The application site is in very close proximity with York Street (A58), which links Rochdale with Bury Town Centre. The 475 bus stop on Mutal Street is located 0.2 miles away and offers frequent services between Heywood and Bury.

Additionally, the 433 bus stop offers a similar route which is located on the Starkey Street / Bamford Road junction. Further services are located at the main Heywood Market Street stop which offers several routes that provide connection into Bury, Rochdale & Manchester.

Shops & Services

The application site is also very well-sited in relation to nearby shops and services. York Street, which serves as Heywood main access and amenity hub offers various options for food, business and other shopping requirements. Notably these include Heywood Market, Tesco and Times Retail Park.

Refuse Collection

Current refuse collection takes place on Rutland Street (residents' collection via the access road to the rear of the Starkey Street houses). The proposed refuse locations have been positioned to assist and keep with the Council's normal waste collection service and for ease of resident storage. The proposal will comply with the maximum travel distances to external bin stores and all waste and recycling provisions will be in accordance with the local authority's current policy.

3. Proposal

The proposed development comprises of 3No. 2 Bed Houses and 1No. 2 Bed Bungalow, with associated access, parking, and landscaping works. Further details can be found on Proposed Drawings 015-101/102/103.

There are currently 4No. Existing, dilapidated garages on the site (*please refer to pictures below*). The garages are owned by the client and are facing the Rutland Street elevation. It is proposed that these garages will be demolished as part of the scheme to allow for the development of the 3No. Houses and access to the site. The location of existing garages along this highway suggests that vehicle access has already been established and the proposed development / highway would present no issues to accommodate the development.



Existing Rutland Street Garages



Existing Starkey Street Garage

Parking / Vehicular Access

Vehicular access to the site will be located on Rutland Street and a new proposed access from Starkey Street. The 3No. houses will have suitable space for on-street parking, which allows for the proposed elevations and parking strategy to remain consistent with existing Rutland Street conditions – this has been discussed further in the following section 4.

The bungalow is accessed via a new proposed road adjacent to the Starkey Street houses. Secondary access is provided from Rutland Street. This road only used for client usage, delivery and access to the proposed application site. As part of the scheme 2 No. parking spaces with sufficient turning space have been provided to ensure that the right of way remains unaffected to rear entry to any neighbouring Starkey Street properties.

Additionally, the client is currently in the process of obtaining adverse possession of the land to the west of the site (included on the original pre-app). This land has been managed and maintained by the client for over 16 years. It is anticipated that this possession application will be finalised in the near future.

Refuse

Refuse collection will continue to take place on Rutland Street which is consistent with the current houses located adjacent to the site. Bin stores are provided adjacent to each of the proposed dwellings, in areas that are shown on the Proposed Site Plan. These bin stores provide acceptable distances for use on collection days. For each of the proposed dwellings, the distances householders will be required to carry refuse will not exceed 30m and all containers will be within 25m of the waste collection point. This proposal will not result in any increase in waste collection vehicle manoeuvres. Bin Stores areas have been identified on the site plans and collection points will be consistent with the existing points used by neighbouring properties.

4. Pre-Application Advice and Actions

A pre-application was submitted in 2022, reference number PREAPP/00034/22. Please see below pre-application points that have been particularly identified and how the feedback has been implemented into the proposals;

Response: *‘The terrace of three dwellings fronting Rutland Street would broadly accord with the layout of the surrounding area, although would be set back slightly from the adjacent terrace to the north due to the placement of parking spaces to the front of each dwelling, a feature which is uncommon across the surrounding area.’*

Action: Within the pre-application the proposed 3No. terrace houses were set back from Rutland Street and from the alignment of the existing neighbouring dwellings, to allow for an off-street parking space and porch.

Further feedback suggested that these design considerations did not fit with the street scene and have therefore been amended so that the proposed dwelling sit in a uniform and consistent alignment with the existing Rutland Street dwellings. This decision seemed logical given the opportunity to create a coherent street scene and due to the infrequent traffic / availability of off-street parking on Rutland Street.

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Response: *"It is noted that a passageway runs to the rears of each garden, with the occupants of no.12 and no.14 required to transport any refuse containers which should be stored to the rear of the property, across the rear garden of no.10. This would be an unusual arrangement, which would function poorly and would need to be reconsidered in order to be acceptable."*

Action: Each dwelling has now been provided with designated refuse storage which aligns with the council's current collection strategy and travel distances. Rear garden paths will provide the terraced dwellings with access to the bin store without the need to cross any neighbouring gardens.

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Response: *"It is noted that each dwelling would be slightly wider than the surrounding terraced dwellings, and should they be shorter, given the traditionally high floor-to-ceiling height of surrounding terraced dwellings, would lack the appropriate vertical proportions and would subsequently fail to respond positively to the character of the street scene and wider area..... fenestration proportions to the principle elevation are horizontally proportioned; a design feature which is alien within the majority of terraced dwellings in this area, and would appear visually harmful."*

Action: The dwellings have been redesigned to ensure that they are coherent and uniform with the current street scene / Rutland Street Elevation. The window positions and openings have been amended to suit the traditional character and appearance of the local area.

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Response: *"The inclusion of front porches would be an unsympathetic design choice which would break up the front elevation of the terrace and would not be supported."*

Action: Front Porches have been removed from the proposals.

5. Conclusion

The proposed development represents an efficient use of a currently under-used greenfield / back land site of Heywood. The development would provide a valuable contribution to housing within the local area which can be supported by the nearby amenities, as highlighted above.

The proposals have been carefully considered to ensure that the initial pre-application feedback has been positively implemented and that no harmful impact will be caused to the neighbouring properties or local amenity.

Thank you for your time and we look forward to hearing your response.