

## Design and Access Statement

### Development at Land off Stock Close, Rochdale.

#### 1.0 Introduction

This statement sets out the design considerations for the construction of a double garage to Land off Stock Close, Rochdale.

The statement has been prepared to address the requirements of the The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013. It should not be used for any other purpose.

The design has been prepared by Storah Architecture and is to be read in conjunction with drawings; 23-038-001, 23-038-002, 23-038-310.

The statement considers the proposals in relation to the National Planning Policy Framework (NPPF) and local plan policies.

#### 2.0 Site Context

The site is located approximately 2.3 miles from Rochdale Town Centre and is positioned on a former quarry site which is known to have been filled. Following use as a quarry the site was restored as a semi-natural area of open space. This was later developed into a residential area following the construction of 11 dwellings with associated access and landscaping (REF: 15/00725/FUL). This development extended the two existing cul-de-sacs, Stock Close and Fletten Close. The site this application relates to is the most North Westerly portion of this residential area, bordering Stock Close. There is vehicular access to the site from Bentley Street off Stock Close, owing to the previous housing development which extended the existing highway.

#### 3.0 Requirements of the Brief

The proposed development involves the construction of a double garage to the most North Westerly portion of the residential area which borders Stock Close. The applicant currently lives on Stock Close and a double garage will provide them with much needed extra parking space and increased security for their vehicles. There is existing precedent for such a development to the site, as neighbouring dwellings have garages similar to the one proposed, in aesthetics and scale.

## **4.0 Design**

### **4.1 The Scale of the Development**

The scale of the development is considered 'Minor works' and results in a small building footprint. The garage will provide the applicants with much needed extra parking space and increased security for their vehicles.

### **4.2 Layout**

The form and layout of the proposed development is informed by the existing precedent in the area and sits within close proximity to an existing garage of a similar scale and construction.

### **4.3 Flood Risk**

The existing dwelling is positioned within the flood risk zone 1, as defined by the Flood Map on the GOV.uk website. This flood zone is associated with the lowest risk to flooding.

### **4.4 Scale**

The proposed development takes into account the existing precedent within the area and the height of the proposal is similar to the height of the neighbouring garages. This is considered minor works and will not have significant adverse effects on any neighbouring properties.

### **4.5 Landscaping**

The proposed development will be landscaped with permeable hardscaping to match the existing hardscaping to neighbouring dwellings surrounding the site. The hardscaping will link to the existing highway which runs adjacent to the site, owing to the previous housing development.

## **5.0 Appearance**

The neighbouring dwellings and garages to the site are constructed in coursed red brick with Marley concrete roofing tiles to the roofs. The proposed double garage which will be constructed using similar materials to match the existing precedent in the area in size, colour and texture. The proposed garage will be constructed with a pitched roof in roofing materials to match those used in the local area and with a pitch reflecting the garages neighbouring the site. It is considered that the proposed development is in keeping with the existing proportions and street scape.

## **6.0 The Context and Impact of the Proposals**

The proposed development will be constructed using materials to match the existing precedent within the area. It is considered that the proposed development is in keeping with the existing proportions and street scape.

## **7.0 Proposed Use**

The applicant currently lives on Stock Close and the double garage will provide them with much needed extra parking space and increased security for their vehicles.

**8.0**

**Access**

The existing vehicular access to the site is from Bentley Street off Stock Close, owing to the previous housing development which extended the existing highway. There are no new access roads or footpath routes proposed from the public highway as a result of this application.

**10.0**

**Conclusion**

In conclusion, the proposed development takes into account the existing neighbouring dwellings and garages and is considered in keeping with the existing building proportions and street scape. The construction of a double garage to the site is not considered to significantly impact the neighbouring properties.

In conclusion, the proposed works are considered to be in accordance with the requirements of the NPPF and the policies of the Local Plan.

Prepared by

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