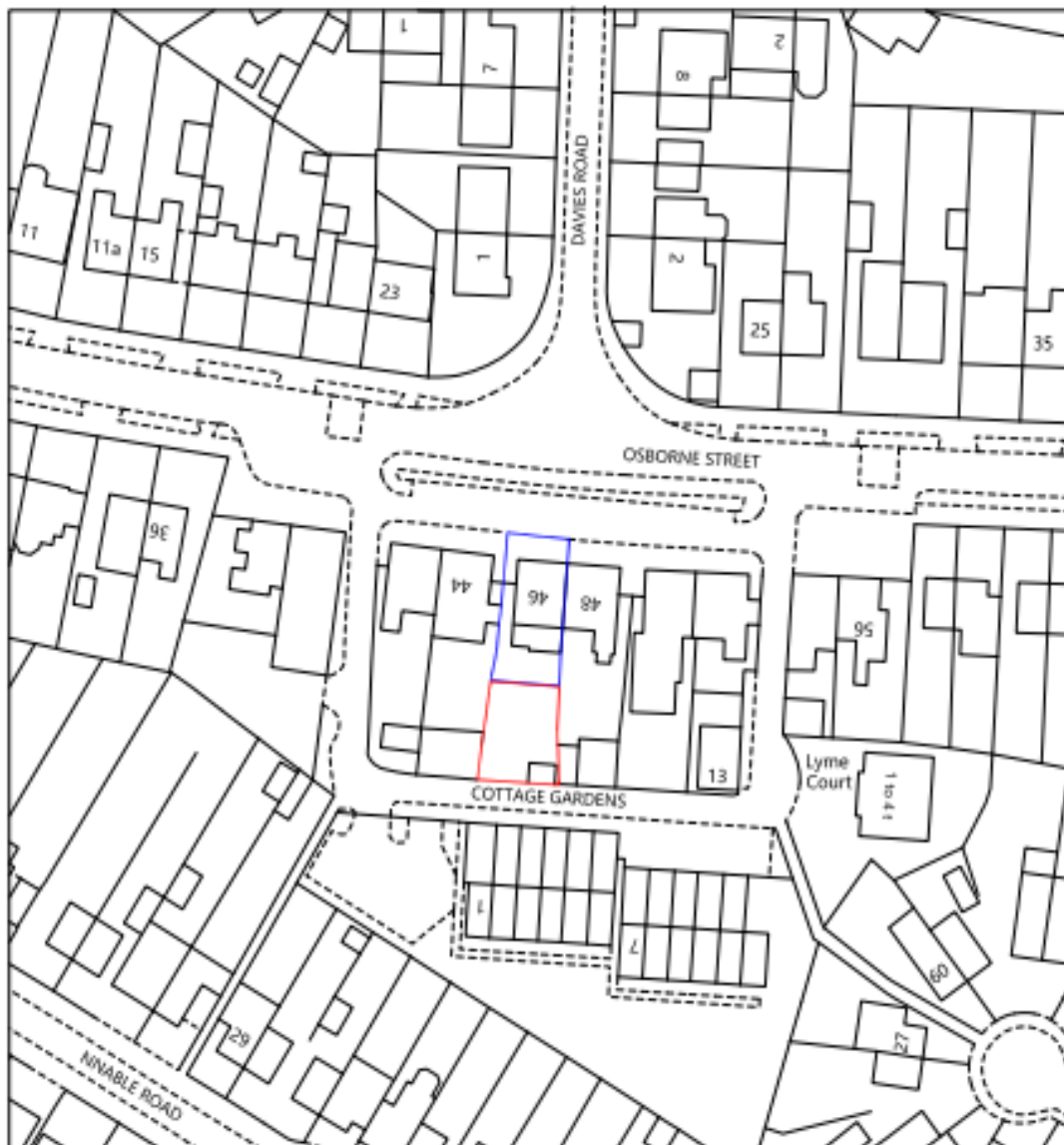


# Design & Access Statement for



**Erection of a detached single storey dwelling to the rear of 46 Osborne Street,  
Bredbury, Stockport, SK6 2DA**

**Reference: DC/090582**

## **Introduction**

1. This Design & Access statement (DAS) is submitted in support of a full planning application for a proposed erection of a detached 1B2P bungalow with off-site parking and associated landscaping, on land to the rear of No.46 Osborne Street, Bredbury, Stockport, SK6 2DA .
2. DAS provides an analysis and narrative of the proposals and is in line with guidance produced by CABI entitled “Design and Access Statements; how to write, read and use them”. The proposed bungalow has been designed, keeping in view the following guidance.
  - Design and Quality Standards
  - Build for Life
  - Secured by Design
  - Building Regulations
  - Accessibility and Wheelchair provision

## **The Application**

3. The application proposes the erection of a detached, one-storey, one-bedroom bungalow in the rear garden/yard area of No 46 Osborne Street with a covered area of 50m<sup>2</sup>. Parking and amenity space for the house are proposed to the western section of the site, with access directly onto Cottage Gardens. A small patio and garden area is retained in the area immediately to the rear of the existing building at No 46 Osborne St, for use by the existing shop.
4. This application is accompanied by the following documents: -
  - Drawing No. 101-EXISTING PLANS
  - Drawing No. 102-PROPOSED SITE PLAN
  - Drawing No. 103-PROPOSED FLOOR PLANS
  - Drawing No. 104-PROPOSED ELEVATIONS
  - Drawing No. 105-SECTION X-X
  - Drawing No. 106-EXISTING SITE PLAN
  - Drawing No. 107-PROPOSED SITE PLAN
  - Drawing No. 108-LOCATION PLAN
  - Design Access Statement
  - Site Photos
  - Energy Statement

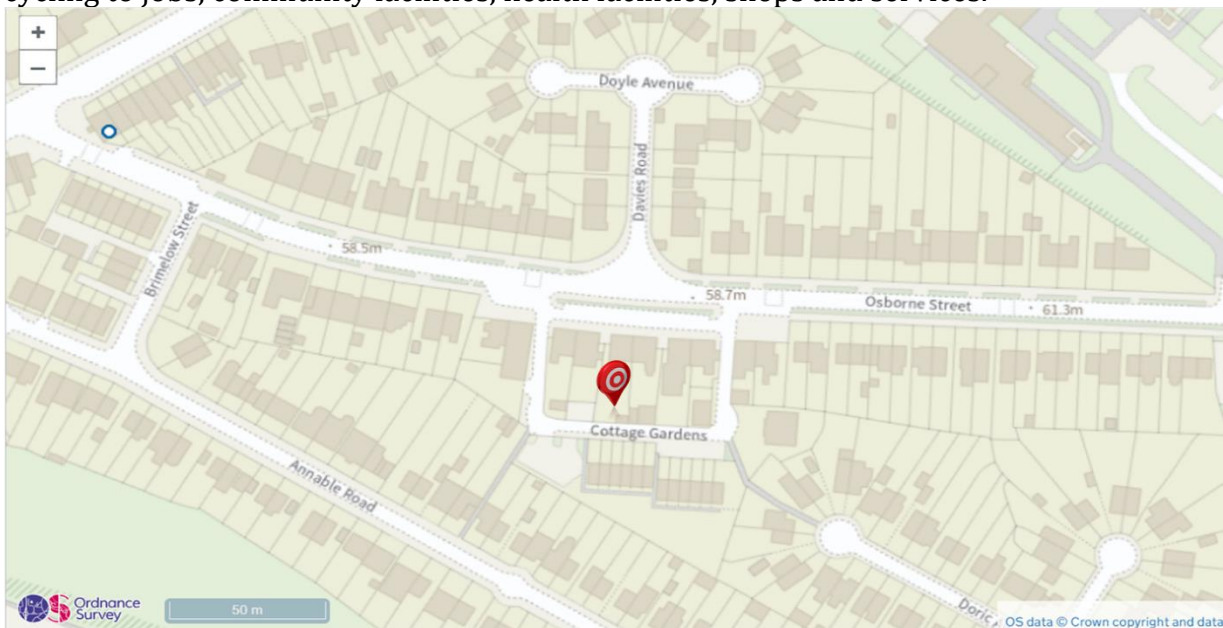
## **Site Location**

5. Application site is located at the rear of 46 Osborne Street, which has a Pizza/Burger Shop on the ground floor (Trade Name: La Bella), with a flat occupying the first floor. To the rear of the property is a large garden laid predominantly to hard standing, which is the subject of this application.



*The application site forms part of the under-utilised rear garden of 46 Osborne Street (La Bella Takeaway). The adjoining property (No.48) comprises a takeaway (Grace Taste) on the ground floor and a residential property to the first floor.*

6. The wider area is predominantly residential in character and the application site is located within a sustainable location, easily accessible by public transport, walking and cycling to jobs, community facilities, health facilities, shops and services.

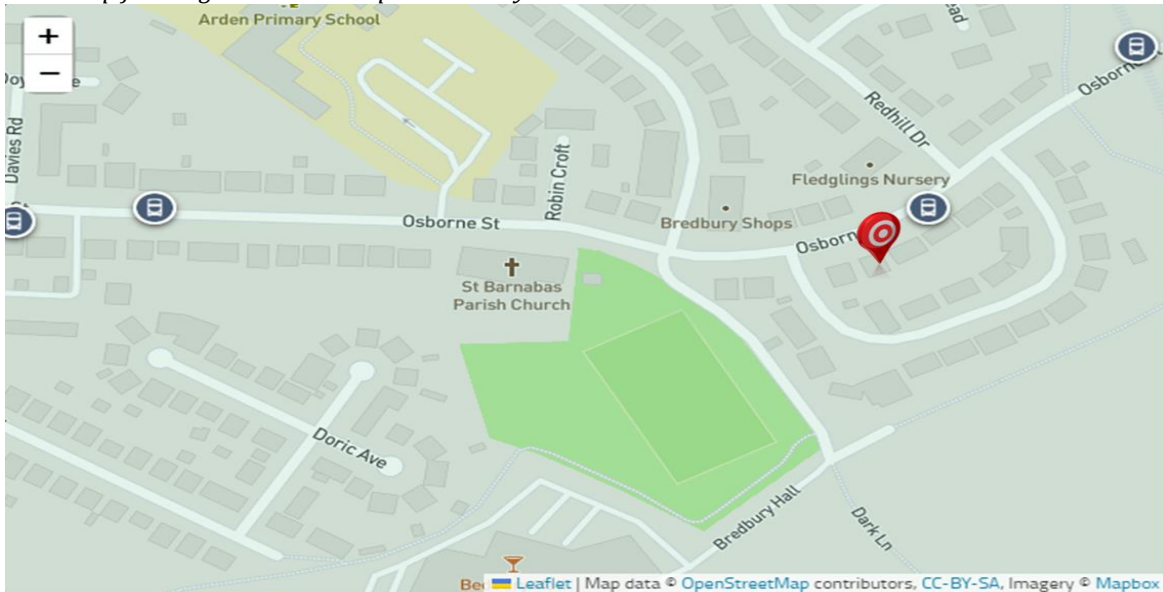


*Application site is located within the established urban fabric, close to existing housing, local shopping facilities and also public transport and other main road links.*

7. CIHT advice for walking distance to bus stops is between 300m-400m. Nearest bus stop is about 150m from the site, supported by excellent pedestrian infrastructure. The site is therefore well located relative to the existing bus network, providing access to city and key transport interchanges.

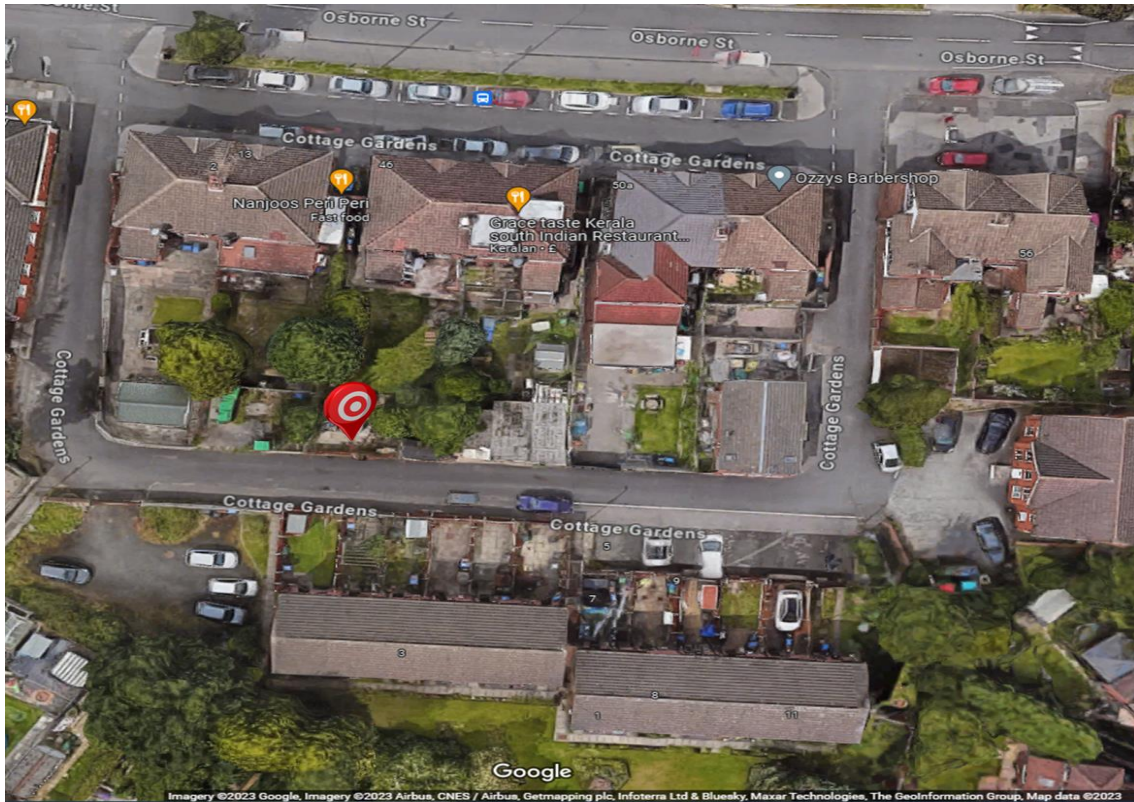


*A bus stop fronting 46 Osborne St provides easy access to town.*

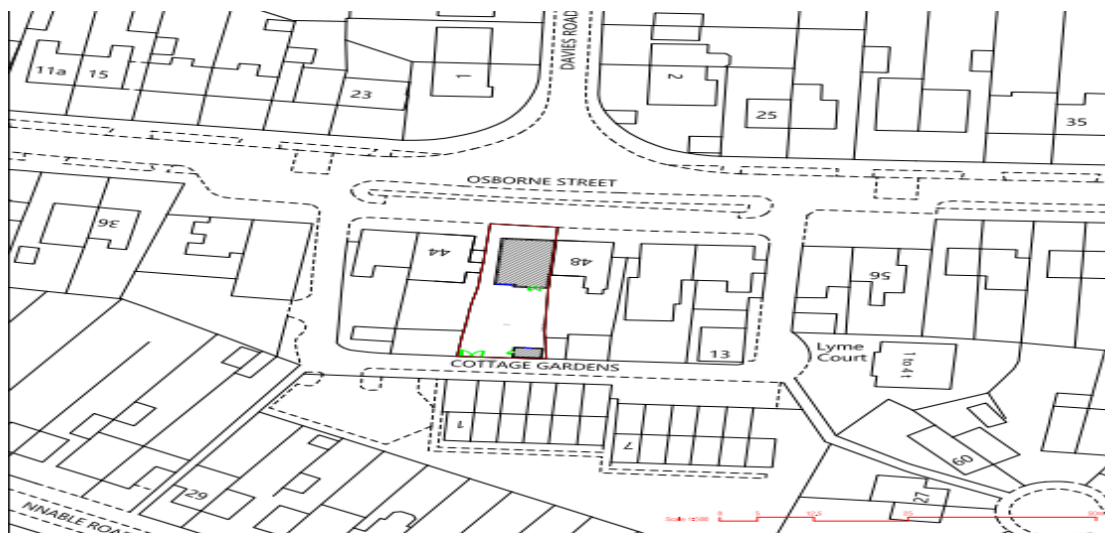


*The application site sits within a highly accessible location, supported by excellent pedestrian, cycling, bus and rail infrastructure. Local amenities and services are accessible within a walking distance and a bus stop, within 150 m of the site, serves 10-min frequency local service. It has access to a range of goods and services by sustainable transport modes, which could help support healthy lifestyles for its future occupants. Osborne Street (fronting the application site) provides one of the main accesses to a substantial residential area to the south of B6104 and A560 and is a busy bus route.*

8. The proposed bungalow will be served through an access road off Osborne Street, known as Cottage Gardens.



*The application site is located behind a short row of 6 semi-detached properties on Osborne Street (i.e. 42 to 52 Osborne St), which have a mixed commercial and residential use in the form of a short parade of shops with flats above on the southern side of Osborne Street.*



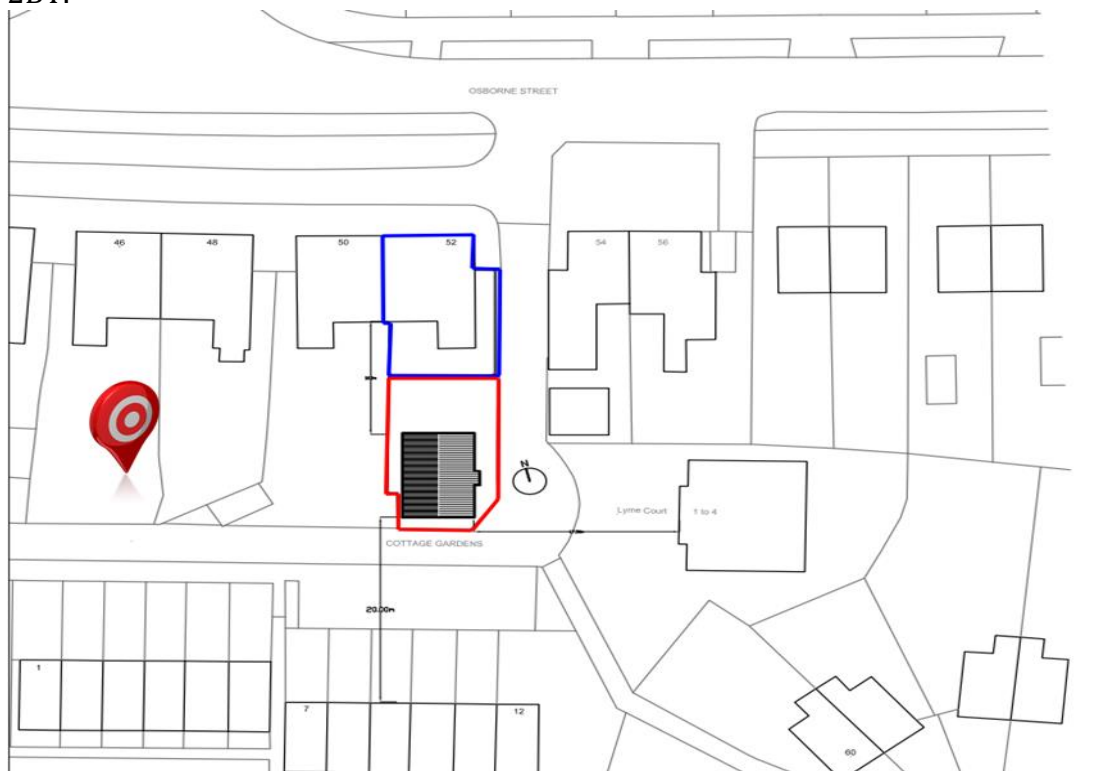
**Existing Site Plan:** *Two rows of 12 terraced houses (i.e. #1 to #12 Cottage Gardens SK6 2BW) are situated to the rear of the site on the southern side of Cottage Gardens, served by a car park. Four flats, known as Lyme Court, are situated to the east of the application site. All of these residential properties take their access directly from Cottage Gardens. The adjoining land to the very rear of No.44 Osborne St is used as a shared yard, in connection with storage of commercial bins associated with shops.*

## **RELEVANT PLANNING HISTORY**

9. Relevant planning history associated with 46 Osborne Street Bredbury Stockport, Cheshire SK6 2BT is as below.

- [Variation of Condition 2 of DC009590 to allow for opening between the hours of 11.30am and 2.30pm and 5pm to 11pm.](#) 46 Osborne Street Bredbury Stockport Cheshire SK6 2BT; Ref. No: DC/022379 | Received: Wed 08 Mar 2006 | Validated: Thu 09 Mar 2006 | Status: Decided
- [Variation of condition for late hours;](#) 46 Osborne Street Bredbury Stockport Cheshire SK6 2BT; Ref. No: DC/020392 | Received: Fri 05 Aug 2005 | Validated: Tue 09 Aug 2005 | Status: Decided
- [Change of use to Pizza take-away;](#) 46 Osborne Street Bredbury Stockport Cheshire SK6 2BT; Ref. No: DC/009590 | Received: Thu 07 Nov 2002 | Validated: Mon 11 Nov 2002 | Status: Decided

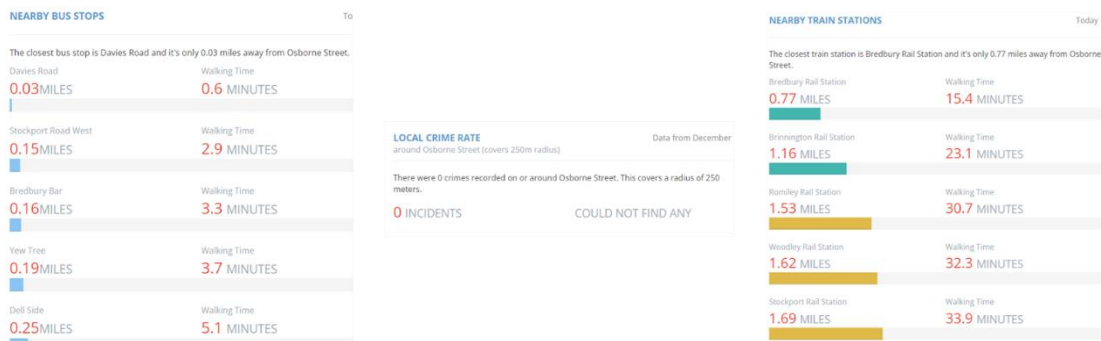
10. Nearby, there was an approved application DC/052638 for Erection of a detached single storey dwelling to the rear of the site. | 52 Osborne Street Bredbury Stockport SK6 2BT.



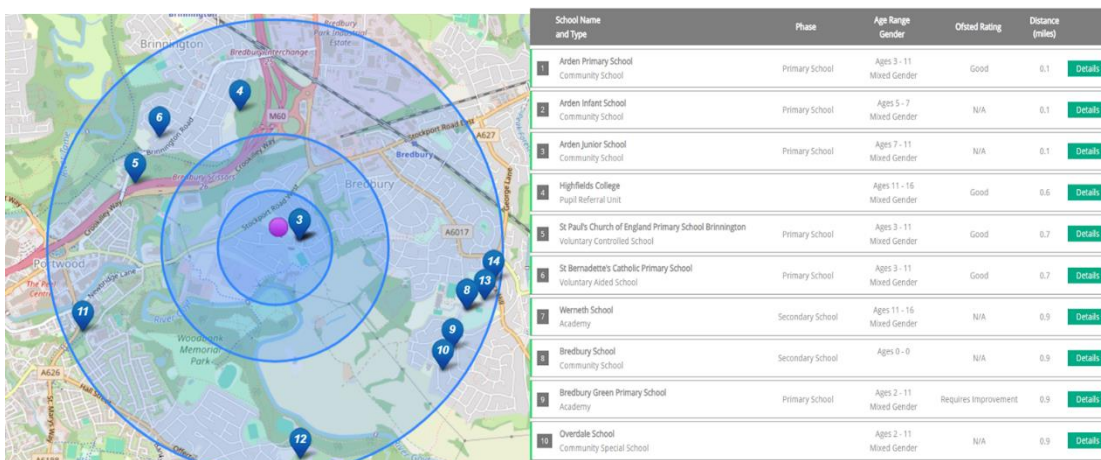
*DC/052638 | Erection of a detached single-storey dwelling to the rear of the site. | 52 Osborne Street Bredbury Stockport SK6 2BT*

11. The application site lies within a predominantly residential area and as such the residential proposal will not conflict with the surrounding use given a) it is within walking and cycling distance of a range of key services, including town centre, primary schools, further education and GP/Pharmacy; b) Bus services are frequent, c) The site performs well against criterion of being a reasonable walking distance to a key services. d) The proposal is within the settlement boundary and would introduce 1 new dwellings within the existing built-up area by making effective and efficient use of land within an accessible urban area.

12. Figure below provides a summary of various services and facilities available for future occupants close to the application site within walking distance.



Nearby bus stops and train stations



Application site is close to schools and other facilities.

13. Historic England heritage search<sup>1</sup> indicates there are no designated heritage assets in proximity to the application site.

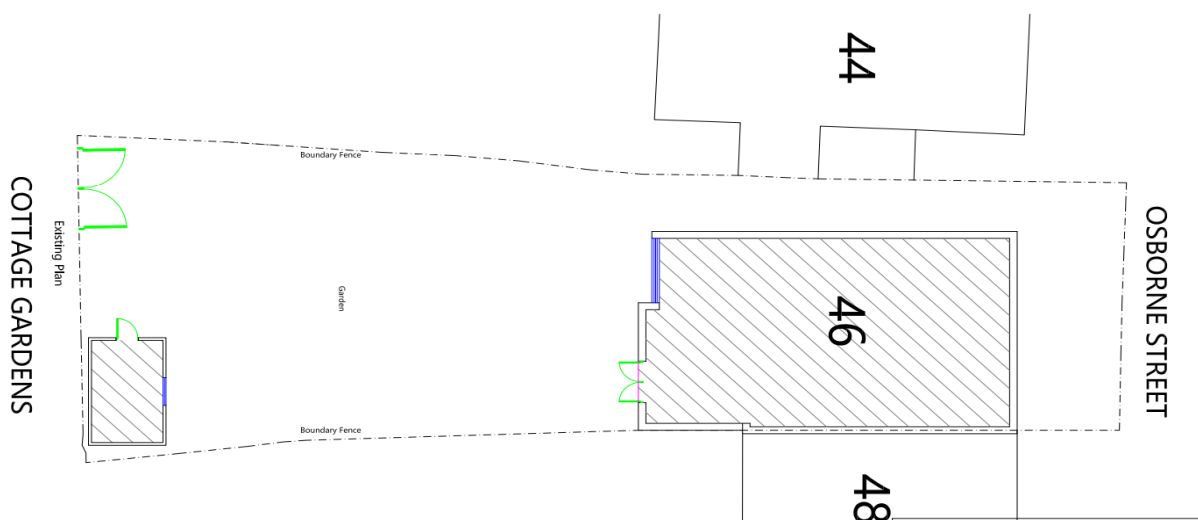
14. Proposal is located at a site with the lowest possible flood risk, and suitable flood mitigation measures shall be incorporated into the development where possible.

15. The area of land to the rear of 46 Osborne Street is currently unkempt and underutilised.

<sup>1</sup> <https://historicengland.org.uk/>



*Site location: The proposal accords with the land use in the locality, which is predominantly residential in nature.*



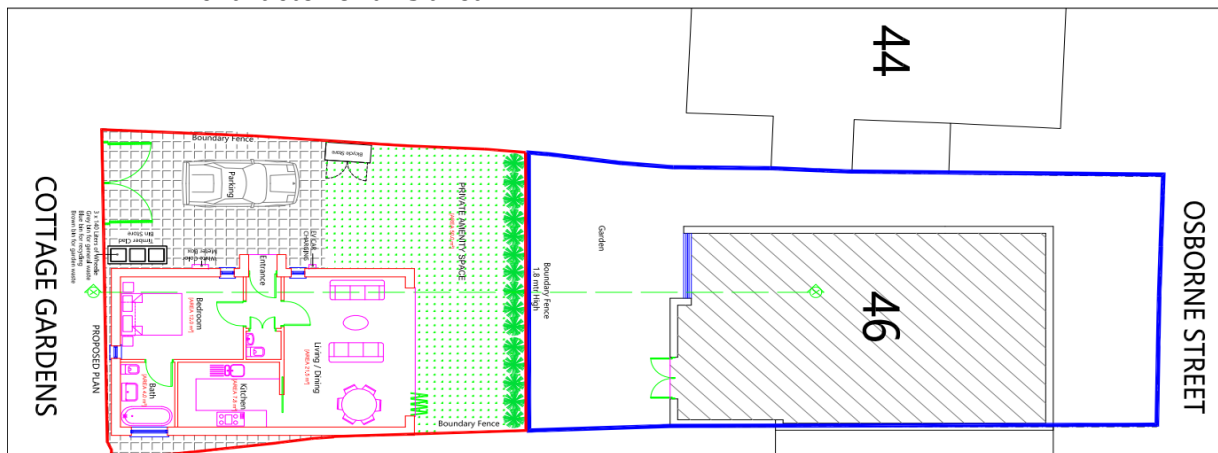
*Existing Site Plan*

16. Proposed development of a modest scale single storey dwelling remains subservient to the surrounding dwellings (which are primarily 2 or 3 storey structures), without any significant impact on the character of the area or urban grain. Key design considerations include:

- The characteristics of this site are such that the new bungalow will only be partially visible from the access road known as Cottage Gardens.
- The bungalow has been designed so that its scale incorporates an eaves height and roof design to reflect the character of the properties in the immediate vicinity of the site.
- Single storey scale and contained nature of the plot indicate that there is no direct overlooking of adjoining lands.



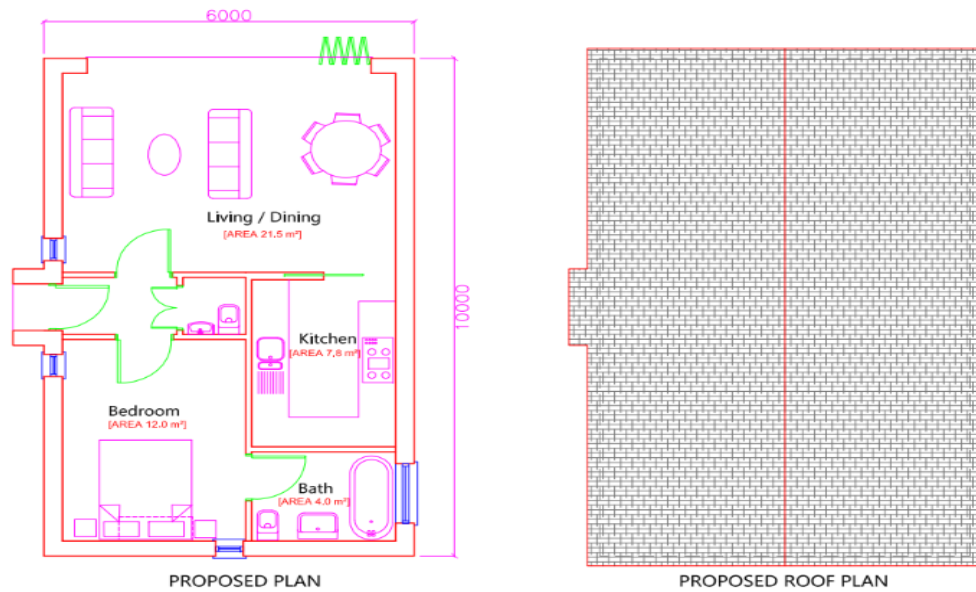
- The proposed development makes provision for on site parking and adequate amenity space for future occupants, thereby ensuring that there is no adverse impact on the amenities of existing development.
- Choice of building materials, consistent with other houses in the locality and use of sensitive boundary treatment would further soften the appearance of proposed bungalows. Boundary finishes will harmonise with vernacular construction materials.
- Where possible, hard standing will be of a permeable construction or drain to an alternative form of SuDS.
- The proposal satisfies the requirements of the supplementary planning guidance relating to the design of new residential development.
- Thus, proposed development will not have any adverse impact upon the character of this area.



**Proposed Site Layout.** The bungalow will comprise ground-floor living accommodation only, in order to reduce the scale and massing of the building. The property will comprise a double bedroom and en-suite, separate toilet facilities, open-plan kitchen and tv lounge/dining room. Externally, provision has been made for off-street parking and suitable amenity space. Gates will be erected to the front of the drive for security purposes. Tall boundary treatment will shield the occupants of the bungalow from neighbours and will preserve their amenity.

17. Generous front parking and side garden provide occupants with additional private space for services and cycle storage, whilst allowing opportunity to enliven a garden. Loft storage can potentially be utilised for downsizing households to rebalance their space requirements.

18. Floor plan layout satisfies needs of a wide range of users, e.g. starter homes, homes for the elderly or families with disability looking for a ground floor living accommodation or downsizing households.



The Proposed Floor Plan is aimed to provide future occupants with a good residential environment with ample amenity space without concerns about privacy and proximity to neighbouring properties. Rooms are served with adequate light, privacy and outlook and have adequate circulation route space for wardrobes/cupboards and other incidental furniture.

19. The proposed dwelling will measure 10m long by 6m wide. The floor space of the dwelling would be 50 sq.m meeting space requirements for 1B 2P dwelling.

DESCRIPTION	1 Bed, 2 Persons		
RECOMMENDED	50 m <sup>2</sup>		
PROPOSED	50.0 m <sup>2</sup>		
BIN STORAGE	1 X BROWN WHEELIE BIN FOR GARDEN WASTE	1 X GREY WHEELIE BIN FOR GENERAL WASTE	1 X BLUE WHEELIE BIN FOR RECYCLING
SECURE CYCLE PARKING	2		
CAR PARKING	1		
PRIVATE AMENITY SPACE	50.0 m <sup>2</sup>		
TOTAL COVERED AREA HOUSE	50.0 m <sup>2</sup>		

Space Matrix of the Proposed Bungalow

As per “Technical housing standards - Technical housing standards – nationally described space standard”<sup>2</sup> produced by the Department of Communities and Local Government, the space requirement for 1B.2P dwelling is 50m<sup>2</sup>, which is met by the proposed design.

<sup>2</sup>

[https://assets.publishing.service.gov.uk/media/6123c60e8fa8f53dd1f9b04d/160519\\_Nationally\\_Described\\_Space\\_Standard.pdf](https://assets.publishing.service.gov.uk/media/6123c60e8fa8f53dd1f9b04d/160519_Nationally_Described_Space_Standard.pdf)

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

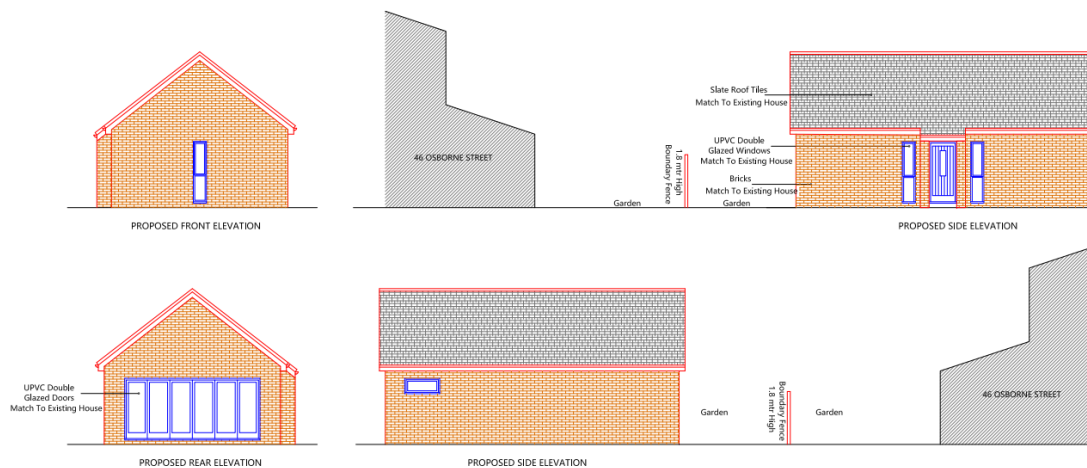
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

21. The proposed bungalow retains a subservient relationship with 46 Osborne street located at a lower ground level and compares favourably with the existing bungalow to the rear of 52 Osborne street or other outbuildings located to the rear of the shops. Occupants of the neighbouring dwelling will have limited views of the gable of the proposed bungalow. The roof pitch optimises the efficiency of proposed solar voltaic panels. This helps address potential concerns about overbearing impact or unneighbourly impact, whilst maintaining a subservient relationship.

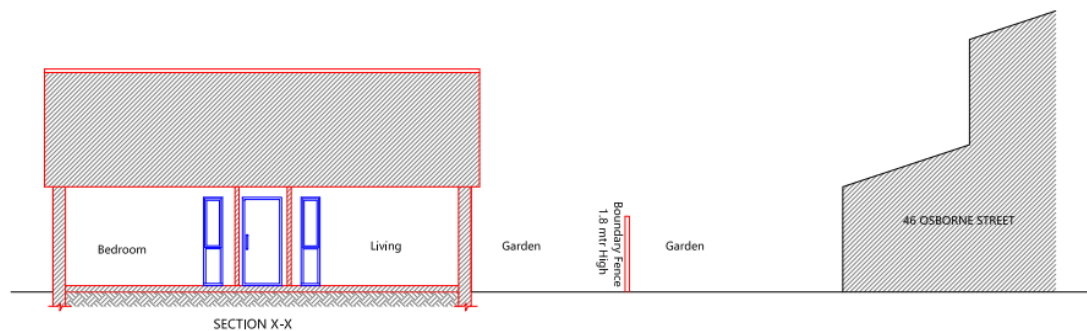


*The proposed bungalow is located at a lower ground level than 46 Osborne Street, reducing overbearing impact. The proposed dwelling is at the rear of commercial properties. The above image shows that all commercial units on Osborne Road have installed, operate and maintain modern fume extraction and ventilation systems with sufficient elevation. Externally mounted flues on the rear elevation are above the eaves. There has been no complaint of any residual order or noise from the extraction system. Also, there are*

ventilation systems, operating in tandem with odour extraction systems. There are residents living above shops. Thus, it will not impact future occupants.



*Proposed Elevations - Use of traditional materials to match neighbours ensure the new structures blend in with the surrounding properties, particularly roof tiling and facing brickwork. Roofpitch angle helps maximise the exposure of the proposed solar panels to sunlight throughout the year, whilst maintaining a balance between practical and aesthetic aspects, whilst providing some storage facility for downsizing households*



*Proposed Section view - The scale and massing of the bungalow has been reduced to retain a low profile, which harmonises with a similar bungalow to the rear of #52 and other non-residential structures found in the rear gardens of the shops. There is no overriding design vernacular for dwellings to the rear of Cottage Gardens which can be used to inform the design of the proposed bungalow.*

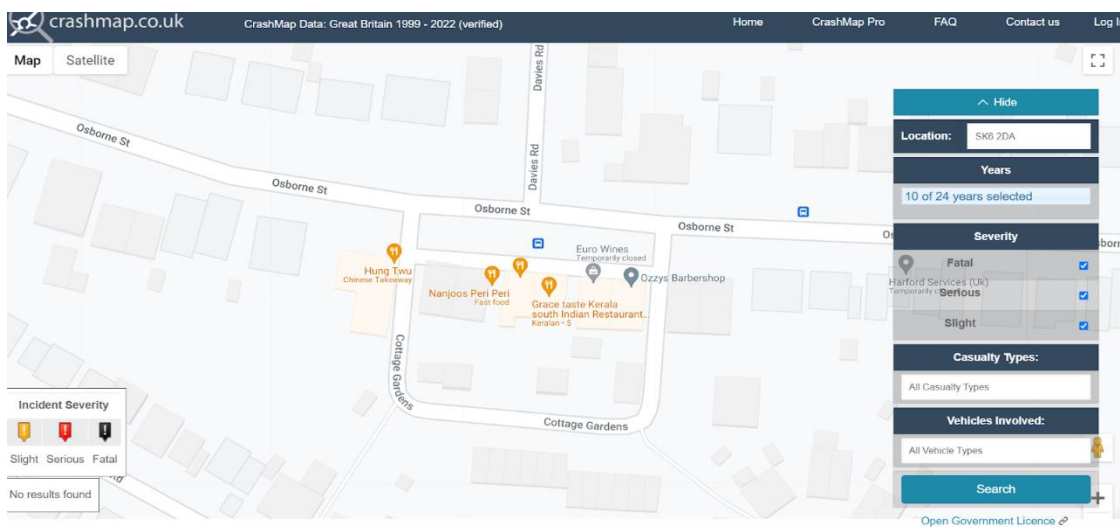
22. Using BRE ‘Site Layout for planning for daylight and sunlight: A guide to good practice’, both 21m and 7m privacy tests are passed, leading to the conclusion that there is no loss of light or privacy to habitable rooms and no overbearing impact on any neighbouring properties. Bungalows could help improve natural surveillance of the area and do not impact on the privacy of neighbouring occupiers.

23. There is ample space for domestic bins within the curtilage of the proposed bungalow, neatly tucked away on one side, without impacting the street view. The topography of the site and surrounding area is such that domestic bins could easily be moved from the site to an adjacent collection area, without unduly inconveniencing nearby residents.

## Access and Parking

24. Vehicular access to the site will be taken direct from Cottage Gardens, and the development raises no issues in terms of highway safety. One parking space is proposed within the curtilage of the site. The dwelling will be constructed in accordance with Part M (Access to and Use of Buildings) of the building regulations.

25. Crash map database was consulted to establish the recent frequency of road traffic collisions in proximity of the application site. Accident data (1999-2020) shows that the section of road fronting the proposed development has an impeccable safety record, with no accident (slight, serious, or fatal) or Personal Injury Collisions (PICs) ever recorded on this section of the road.



*There are no accident (slight, serious, or fatal) or Personal Injury Collisions (PICs) ever recorded on the section of the road fronting the site*

## Policy Compliance

26. NPPF seeks to promote sustainable development in terms of its economic, social and environmental role:

- **Economic Sustainability:** A) The proposal would modestly contribute to the construction sector through the provision of jobs during development of the proposed scheme and in the purchase of building materials. B) The development would assist in supporting existing neighbourhood facilities and those of Bredbury local centre. & C) The dwelling would contribute to the delivery of housing, which is a key objective at the heart of the NPPF.
- **Social Sustainability:** The proposed dwelling would provide flexible accommodation for a variety of family types, including both young and old occupants and downsizing households.; b) The proposal would provide a development of high-quality design and construction.
- **Environmental Sustainability:** The proposal would make a modest contribution to the number of dwellings constructed in the borough within sustainable locations and reduce the pressure to build on Green Belt sites. The new dwelling will be constructed in a manner to reduce energy dependency. It is located within an accessible location, and thus limits the

need to use non-sustainable modes of transport. The proposed development will create an energy efficient building by conforming to the Building Regulations. Particular attention will be paid to cavity wall insulation, loft insulation, floor insulation, condensing boiler, heating controls, hot water insulation package, draught proofing and energy efficient lighting. An energy statement is being submitted alongside this application.

- Furthermore, proposed development aims to comply with on-site or near site renewable or low carbon energy targets set out in current or future national guidance and the Regional Spatial Strategy and takes positive measures to reduce carbon emissions to the levels set out in the Regional Spatial Strategy. Choice of construction methods will minimise the use of non-renewable resources and which maximise the use of recycled and locally sourced materials. It will incorporate the use of Sustainable Urban Drainage Schemes (SUDS).

27. NPPF directs local planning authorities to identify a 5-year supply of deliverable housing sites against their housing requirements, in addition to a 5% buffer; or 20% buffer if there is evidence of 'persistent under delivery of housing'.

- NPPF highlights that housing applications should be considered in the context of the presumption in favours of sustainable development. Housing policies are not considered up to date where local planning authorities cannot demonstrate a 5-year supply of deliverable housing sites.
- The proposed development makes a modest contribution towards the Council's five-year housing land supply and in addressing the extent of housing deficiency, and the dwelling is deliverable with immediate effect. In the light of relevant policy guidance, the Council should look favourably on this proposal.

28. Moreover, where new housing development is proposed on urban Greenfield land, Core Policy CS4 details a sequential approach to site selection. The second tier of which is ***'the use of private residential gardens in accessible urban locations where proposals respond to the character of the local area and maintain good standards of amenity and privacy for the occupants of existing houses'***, in accordance with Development Management Policy H-1 'Design of residential Development'.

- The application site falls within the predominantly urban residential area of Bredbury which is classified as a local centre. The proposed dwelling will be constructed within the subdivided garden curtilage of 46 Osbourne Street. Therefore, the development is considered complying with the housing distribution principles.
- The proposed development will contribute to the delivery of suitable housing in a preferable location within the borough

29. Proposed design keep in perspective the acute shortage of private ground-floor living for adults and young people facing mobility constraints. National chronic bungalow shortage has widely been reported in the National press (E.g. Daily Mail<sup>3</sup>, Telegraph<sup>4</sup>), with just 1 in every 63 houses built today are bungalows, in contrast to the 1 in 6 ratio of the 1980s. Ample

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<sup>3</sup> <https://www.dailymail.co.uk/news/article-7544531/Over-65s-boxed-bungalow-shortage-millions-retirees-unable-downsize.html>

<sup>4</sup> <https://www.telegraph.co.uk/property/uk/great-bungalow-shortage-older-buyers-squeezed-young-families/>

research data suggest that there is a chronic shortage, both nationally and locally, within both public and private sector, of one level bungalows. As people are living longer and with the advancement of medical science, the demand for suitable, modern and sustainable single storey quality bungalows for those facing mobility challenges will continue to increase.

30. The bungalows have been designed as far as possible in accordance with Part M 4 (3) of the Building Regulations and Accessibility and Wheelchair Housing Standards and suitable for people who may need some element of ground floor living or adaptable/adapted housing. The bungalows will provide level access with easily accessible doorways directly from the footpath. Ample space for a Disabled bath (5.5m<sup>2</sup>) has been provided alongside ramps. The area is well provided for in terms of access by all persons of the community with dropped kerbs and good public transport and road links. Space for Sheffield cycle loop/hoops/small mobility scooters have been provided within the curtilage of the bungalow, encouraging use of alternative means of transport.

## Summary

31. Paragraph 14 of the NPPF sets out that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking. This means unless material considerations indicate otherwise, approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits,
- when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

32. The proposal will result in the erection of a new bungalow in a highly sustainable location. The proposed development complies with national guidance and development plan policy in that it is sustainable in terms of its location and construction. The proposed development also makes an efficient use of land in a residential area, which will contribute towards housing land supply.

33. Core Strategy Policy CS2 and C3 seek to provide a mix of housing in areas such as Bredbury. The proposed bungalow will contribute towards this mixture. The proposed development will have no adverse impact upon the character of the area or existing residential amenity. The proposal would not harm neighbouring occupants with respect to matters such as loss of light and privacy. It is accepted that there may be some disruption and noise during construction, but this will be of a temporary duration. Should noise levels be unreasonable, the Council's Environmental Health Service has powers to intervene. However, a detailed CEMP statement will be submitted, which will include various mitigation measures to reduce potential impact of construction work. There are no trees on the site protected by a Tree Preservation Order.

34. Proposed design is proportionate and in context to the surroundings. NPPF:38 requires approaching decisions in a positive and creative way, and for decision makers to , "work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area". Applicants look forward to engaging proactively to improve proposed development.