

Design and Access Statement



Land at Evergreen Avenue, Bolton, BL6 5GQ

March 2024

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1. Introduction and Proposals

Introduction

ebjdesigns.com are instructed by the applicant, Mr and Mrs Burkath, to prepare this design and access statement to support a planning application at:-

Land at Evergreen Avenue, Bolton, BL6 5GQ

It should be read in conjunction with the following documents: -

- Completed application form
- Existing site plan
- Proposed site plan
- Location plan
- Proposed floor plans
- Proposed elevations
- Visual
- Plant room plans
- Entrance visual
- SCP Transport highways report

Proposals

The proposals comprise the erection of 2no detached dwelling houses incorporating a new gated access off Greenstone Avenue and single storey plant room behind the Greenstone Avenue boundary wall.

2. Location and Site description



Location plan

The application site lies in an established residential area to the south of Chorley New Road (A673).

Measuring circa 3,565sq.m, the site is relatively flat in topography.

The site is untidy scrubland and ripe for development with a new access being proposed off Greenstone Avenue.

3. Aerial Imagery



Aerial view

4. Photographic Survey



View to proposed site entrance



View to adjacent properties



View within site



View within site

5. Planning history

A search of Bolton's online planning portal has revealed the following previous application:-

Ref	Description	Decision
12128/21	Erection of 2 detached dwellings with vehicular access of Evergreen Avenue	Approved 2023

The current proposals are identical to the existing approved scheme (as above) as far as the dwellings are concerned but with a different access, this one being off Greenstone Avenue.

6. Design Proposals



Visual of Proposed Dwellings

The application seeks to obtain planning permission for 2no detached dwelling houses, as per the existing approved scheme.

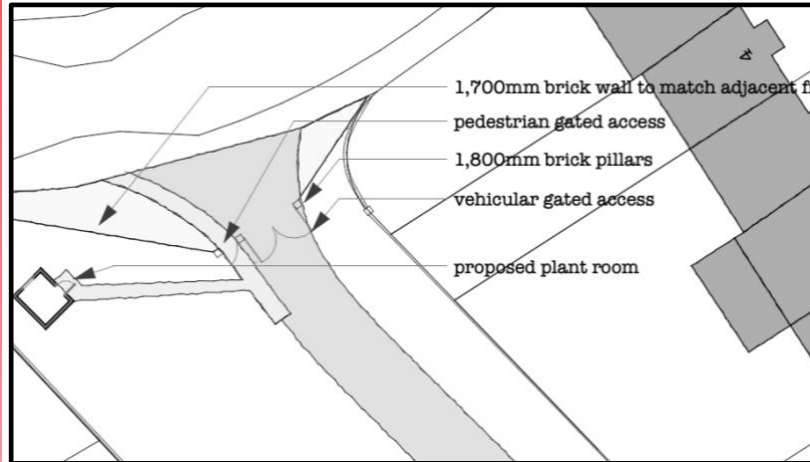
The properties have been designed with a contemporary theme and palette of materials incorporating facing brick and rendered elevations under a single ply flat roof to lessen any visual impact on neighbouring properties.

The surrounding properties are predominately 2 and 3 storeys in height and so the proposed dwellings are lower than those surrounding the site.

Window placement has been positioned to avoid any overlooking.

Parking and private gardens are provided to both dwellings.

7. Access



Plan of proposed entrance



Visual of proposed entrance

The proposals include a new vehicular access off Greenstone Avenue.

SCP Transport were commissioned to review the proposed access and their design and technical note is included within this submission.

It is envisaged that refuse collection would be as per the existing dwellings on Evergreen Avenue with bins brought to a collection point to be agreed.

Wheelie bins and bike storage can be located behind each of the proposed properties.

8. Conclusion

The current application seeks planning permission for the erection of 2no dwelling houses.

The dwelling houses are identical to the previous application (12128/21) and it is only the means of access which is different and the specialist highway report confirms the suitability of the proposed new access and is technically acceptable.

We kindly seek approval and ask that consent is granted without delay.