

Ward: North Manor

Item 02

Applicant: Mr Cuthbertson

Location: Sedgewell, Brandlesholme Road, Tottington, Bury, BL8 4DZ

Proposal: Construction of single storey dwelling to the garden of Sedgewell, with associated site access.

Application Ref: 73557/Full

Target Date: 14/10/2026

Recommendation: Approve with Conditions

Description

The application relates to an area of garden to the side of the property known as Sedgewell, that is located to the south west of Brandlesholme Road within a row of residential properties. The site is located within the Green Belt, and there is a group TPO that runs along the front and side boundary of the site. Public Right of Way Footpath 39TOT also runs along the eastern boundary of the site.

Planning permission is sought for the construction of a single storey dwelling within the side garden of the host property. This would include the introduction of a new access point off the existing driveway of the main dwelling.

Relevant Planning History

33556 - Outline - Detached Dwelling. Refused 09/10/1997. Appeal dismissed.

41732 - Two storey garage and office extension; pitched roof to existing garage (to become living accommodation) - Refused 19/01/2004. Appeal Dismissed.

49847 - Conversion of flat roof to pitched on existing garage; single storey extensions to rear of garage and side - Approve with Conditions 28/05/2008

63187 - First floor extension at side with rear balcony structure - Approve with conditions 12/10/2018

66466 - Retrospective application for 1.8m high boundary fence and gates - Refused 22/03/2021. Appeal dismissed.

72091 - Lawful development certificate for proposed single storey garden building - Lawful Development 15/08/2025

03129/E - Use of approved garden building as dwelling - Enquiry completed 03/12/2025

72818 - Lawful development certificate for proposed single storey garden building - Lawful Development 17/02/2026

Publicity

Neighbour letters sent to 7 neighbouring properties 25/08/2026

Site Notice 02/09/2026

Press Notice in the Bury Times 27/08/2026

3 objections received in relation to:

- The site is in the Green belt and earlier proposals were refused on this basis.
- The approval could create a precedent for nearby development.
- The historic route to Shepherd Street, surviving stone boundary slabs, nearby trees and evidence linked to Diveleach Farm should be protected.
- The construction of the original dwelling in the 1950s/60s led to the loss of stone slabs and an ancient public well and surviving historic features should be safeguarded.
- Previous investigations identified remains of Dover Chapel and a possible early boundary; further investigation and a watching brief are requested.
- United Utilities should be advised of historic drainage channels authorised across the land in 1867 to supply Tottington Mill.
- The access now proposed is the same access previously created for the abandoned development proposals.
- Concern in relation to the felling of trees that are protected.
- The arboricultural report states that trees will be removed, but the ecology responses states none will be removed.

Amended plans received, showing an amended access. Additional neighbour letters sent 05/10/2026.

Respondents have been informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section and Public Rights of Way Officer - No objections. Conditions requested in relation to the submission of a construction traffic management plan and implementation of the amended access and parking arrangements. Informative requested in relation to the need to safeguard people using the public right of way.

Waste Management - No objections raised.

Environment Section - Contaminated Land - A Preliminary Risk Assessment has not been submitted with the application. Due to the sensitivity of the proposed development a contaminated land assessment is required. Conditions therefore requested in relation to the submission of a site characterisation and risk assessment, remediation strategy and verification plan, unexpected contamination and imported soil.

Environment Section - Air Quality - The site is not located within an Air Quality Management Area. Due to the scale of the development, it is considered unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the Planning Practice Guidance-Air Quality and EPUK Guidance, an air quality assessment will not be required. A condition is requested in relation to the implementation of electric vehicle charge points.

United Utilities (Water and waste) - United Utilities has no further comment on this application

Greater Manchester Ecology Unit - There are unlikely to be any significant ecological issues associated with this development. A standard bird nesting condition and a scheme for biodiversity enhancement should be applied.

G M Archaeological Advisory Service (GMASS) - Having reviewed the development proposal against our records, GMAAS is satisfied that the delivery of the scheme will not damage any known or suspected remains of archaeological interest. As such, no further consideration of archaeological matters is warranted in this instance.

Drainage - To be updated in supplementary.

Pre-start Conditions - Agreed by agent.

Development Plan and Policies

OL1/2	New Buildings in the Green Belt
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/1	Tree Preservation Orders
EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/3	Extensions and Alterations
H2/6	Garden and Backland Development
HT2/4	Car Parking and New Development
RT3/3	Access to the Countryside
RT3/4	Recreational Routes
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-P1	Sustainable Places
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S1	Sustainable Development
JP-S5	Clean Air
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle (Residential)

The National Planning Policy Framework (NPPF) (August 2026) is a material planning consideration in planning decisions.

NPPF Policy S3 - Presumption in favour of Sustainable Development sets out the presumption in favour of development and distinguishes between development within settlements and development outside settlements.

This application is within a settlement, therefore NPPF Policy S4 - Principle of Development within Settlements applies. This states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

NPPF Policy HO7 gives substantial weight to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community.

NPPF Annex D paragraph 8 states that local planning authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing, with an appropriate buffer. The supply of housing must be assessed against the housing requirement set out in the development plan where this is less than five years old.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

The buffer applicable to the five year supply assessment is based on NPPF Annex D paragraph 9. In Bury's case, a 5% buffer is required in accordance with paragraph 9c.

A 20% buffer is no longer required because:

- the latest Housing Delivery Test result exceeds 85% (NPPF Annex D paragraph 9b: 2025 result = 114%); and
- the collective PfE requirement for all 9 PfE districts exceeds 80% of the LHN for those 9 districts (NPPF Annex D paragraph 9c: 10,305 PfE target against LHN of 12,470 = 83%).

The Council has carried out an assessment of the housing land supply to determine whether sites meet the deliverability tests in the NPPF and can contribute to the five year supply of housing land. Based on the 2025 5-year supply, a supply of 2,231 homes has been identified for the period from 2025-2030. This is set against a requirement for 2,270 homes (including a 5% buffer and having taken account of past over delivery). The Council can therefore demonstrate a 4.9 year supply of housing land including a 5% buffer (or 4.7 years if past over delivery is excluded). There is therefore currently a slight shortfall in the five year supply against the adopted housing requirement. Whilst the proposal is only for 1 dwellings, it would nevertheless make a small positive contribution to the housing land supply, which weighs in favour of the application.

The site is located within a settlement as such the proposal is considered to be acceptable in principle unless the benefits of doing so would be substantially outweighed by any adverse effects. Therefore, the proposed development would be acceptable in principle and

would be in accordance with Policies S3 and HO7 of the NPPF.

Principle (Green Belt)

The application site falls within the Green Belt as designated under PfE policy JP-G9.

Policy GB6 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Policy GB6 also states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Policy GB7 of the NPPF is clear that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it meets the listed exceptions:

- a) Development which is for agriculture, horticulture and forestry, or which is solely for nature conservation, restoration and/or enhancement;
- b) The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;
- c) Limited infilling in villages lying within the Green Belt;
- d) Limited affordable housing for local community needs under policies set out in this Framework or the development plan (for instance, on a rural exception site);
- e) The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt;
- f) Certain other forms of development provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes. These are:

- i. Mineral extraction and processing, engineering operations, and transport, electricity network, water and telecommunications infrastructure required in a Green Belt location);
- ii. Development brought forward under a Community Right to Build Order or Neighbourhood Development Order;
- iii. Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- iv. The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.

- g) Development where all of the following apply:

- i. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- ii. There is an evidenced unmet need for the type of development proposed;
- iii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework; and
- iv. In the case of major development involving the provision of housing, the development proposed complies with policy GB8.

Residential conversions are subject to UDP Policy OL1/4 Conversion and Re-use of Buildings in the Green Belt. This policy states that conversion would not be inappropriate provided:

- it does not have a materially greater impact on the openness of the Green Belt
- the building is permanent and capable of conversion without substantial rebuild
- the massing and design is appropriate
- suitable access can be provided
- services can be provided and
- there is not a threat to endangered species

These policies are supported by Supplementary Planning Document 8 -New Buildings and Associated Development in the Green Belt and Supplementary Planning Document 9 - Conversion and Re-use of Buildings in the Green Belt that seek to provide guidance to developers and applicants who wish to construct, convert or reuse buildings in the Green Belt.

Exception c of Policy GB7 allows limited infilling in villages, however the site is not located within a named village as set out under UDP Policy OL1/3 and as such this exception would not apply.

A Lawful Development Certificate for an outbuilding has been approved under application 72818. The outbuilding has not been constructed at this time. In order for exception b of Policy GB7 to comply this outbuilding would need to be constructed, and occupied in accordance with the Lawful Development Certificate (LDC).

NPPF Policy GB6 confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (VSC). Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.

Very Special Circumstances

The applicant has put forward a case for redevelopment of the site, and highlighted that the proposal would lead to the re-use of an existing building and would be infilling within a village. This has already been addressed above. However, weight does need to be attributed to this Lawful Development Certificate as a meaningful fall back position for development of the site.

LDC 72818 approved a single storey outbuilding that complied with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015. As set out above this building has not yet been constructed however the approved building is considered to be lawful and as such can be constructed without Planning Permission. This approved outbuilding would be "L" shaped, a maximum of 18.5 metres wide, 12 metres deep, 4 metres tall and sited in the similar position as the proposed dwelling. The proposed dwelling would be 19.5 metre wide, 14 metres deep and 3.9 metres tall. The proposed dwelling also includes a pergola to the rear.

In terms of scale therefore, the proposal would be marginally bigger in terms of footprint than what could be constructed under the fall back of the approved LDC. The proposal however has a hipped, rather than gable roof and would be marginally reduced in terms of overall ridge height reducing the height and impact of the proposal through the design of the roof structure. It is considered that the LDC is a material planning consideration when

considering the harm on the openness of the Green Belt at this particular site and it is considered that the introduction of a dwelling of a similar scale and footprint to that already approved in this location would not have a detrimental impact on the openness of the Green Belt.

The NPPF is clear that substantial weight should be given to the harm to the openness of the Green Belt. SPD 8 also states that careful consideration should be given to the impact of a proposal when viewed from several locations within the immediate vicinity and wider countryside. The view of the proposal from main roads, public footpaths and settlements in particular will be given significant weight when assessing planning applications.

The building line along Brandlesholme Road is not a formal row. The proposed dwelling would be sited within the side garden of the existing dwelling at Sedgewell between the existing two storey dwelling and the two storey property at Dowry House infilling an existing gap between an established row of built development within the Green Belt. When viewed at a distance the proposal would be viewed in connection with this established ribbon of development along Brandlesholme Road. By infilling an existing gap within an established rib it is considered that the proposal and the associated delineated plot would therefore not lead to unrestricted sprawl, would not cause town to merge, would not encroach into the countryside, and would not impact the historic town character.

Given the above matters and the case presented, it is considered that these points do amount to very special circumstances and given the nature of this particular scheme, the site and its context in accepting the development, it is considered that it outweighs the in principle harm to Green Belt.

The proposed site is a gap within a ribbon of substantial residential properties. As such, the proposal would not conflict with the surrounding land uses nor would it create harm to the openness of the Green Belt given the above circumstances. It is considered therefore that the proposal would not have an adverse impact on the openness of the Green Belt and therefore it is considered that the proposal complies with the Policy considerations set out above.

Site History

It is acknowledged that there have been previous refusals, and appeals dismissed in relation to residential properties in this location.

Application 33556 was refused in 1997. This was an outline application. The appeal was dismissed as the proposal site was not considered to be an infill plot within a defined village. This has also been addressed in the report above, and the same conclusion reached.

The appeal was also dismissed as it would introduce a new focus for "human and vehicular activity into a substantial gap between the buildings" Whilst acknowledged that the proposal would introduce a building where there is currently an area of soft landscaping the access proposed for this particular scheme would utilise the existing access. The fall back position presented also clearly demonstrates that a building of the scale and shape proposed could also be constructed at this site without the benefit of Planning Permission.

It should also be noted that earlier applications at the site would have been assessed on Policy, and material planning considerations at that time. This application has been assessed in relation to existing Policy and material planning considerations which have changed since 1997.

It is evident from the previous LDCs at the site that you can construct a class E building in the same position, and of a similar scale to the dwelling proposed. The subdivision in the

plot would create a reasonable physical barrier between the existing and proposed dwelling and the proposal would meet aspect standards for dwellings. The proposal would utilise an existing access which would also overcome one of the previous reasons that the appeal was dismissed.

It should also be acknowledged that the Policy direction has given a broader acceptance of development within the Green Belt, allowing for cases for VSC to be reviewed and which has been set out above.

Layout and Design

PfE Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. Policy JP-H4 sets out minimum densities that should be considered. Therefore in accordance with Policy JP-H4 regard should be had to a minimum net residential density of 35 dwellings per hectare at this site.

The application form states that the site is 0.15 hectares. Based on a total of 1 dwelling this would result in a density of 6 dwellings per hectare. This is below the minimum required.

Policy JP-H4 states that lower densities may be acceptable where they can be clearly justified by:

1. Local housing market issues, such as a demonstrable need for a particular type of housing that cannot be delivered at a higher density; or
2. Site-specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets and green infrastructure.

The applicant has put together a case based on local market issues and has referenced the Bury Housing Needs and Demand Assessment (2025) that identifies the greatest need in Bury is for 2– 3 bedroom properties and highlights a significant shortage of single-storey, accessible homes. The applicant also highlights that Nationally, bungalow construction has fallen from 11% of new homes (2010) to just 1% (2024). It is therefore considered that the proposal directly responds to this market issue. The applicant also highlights that the proposal needs to be justified in terms of landscape character and that the increase of 1 dwelling, to 2 dwellings within the overall site represents efficient use of the existing site without harming the local character.

Given the case presented in relation to the type of housing proposed, and the local character in terms of urban grain it is considered that the construction of a single unit on this site is acceptable.

UDP Policies H2/1 and H2/2 provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finishing materials for new residential developments. Policy EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 seeks to create a city region that consists of a series of beautiful, healthy and varied places. High quality design is fundamental to achieving this. PfE Policy JP-H3 seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

In addition to the above UDP Policy H2/6 states that the Council will not support proposals that will result in the loss of private gardens and backland for infill development unless it can be shown that such proposals would not adversely affect the character and amenity of the area, when considering the relative density, impact on neighbouring properties and access

arrangements.

NPPF Policy L2 1.d.iii also confirms that where the development would involve the use of residential curtilages, development should not occupy more than twice the footprint of all the existing buildings on the site, and, following development, would retain at least 50% of the non-developed area within the curtilage of the existing buildings, unless additional development can be accommodated without harm to the overall character of the area.

The site is large enough to accommodate a dwellinghouse, and would not occupy more than twice the footprint of the existing dwelling at Sedgewell. Dwellings within the vicinity of the site generally tend to be two storey in height, however it is accepted that a single storey building can lawfully be constructed in this location. The height of the proposed dwelling also limits its impact on the Green Belt due to the established screening along Brandlesholme Road and the Public Right of Way 39TOT that runs along the side boundary of the site.

The proposed dwelling is set back from the highway that runs along the front of the property, with existing trees screening the majority of the site from public views. The proposed dwelling is of a comparable depth in relation to the adjacent property and the proposal would retain suitable levels of amenity space for both the existing dwelling and the proposed dwelling.

PfE Policy JP-H3 also states that all new dwelling must:

1. Comply with the nationally described space standards (NDSS); and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

An assessment of compliance with NDSS has been made for a 1 storey, 1 bedroom, 4 person dwelling. The overall Gross Internal Area (GIA) exceeds the minimum GIA required. Both bedrooms exceed the minimum standards for a double occupancy bedroom in terms of floor area and width. Inbuilt storage areas are shown within the bedrooms and hallway that exceed the minimum standards.

Part M4(2) compliance can be secured by condition.

Amenity

UDP Policy H1/2 states that the council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses. There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

For clarity the following aspect standards would be applicable:

- 20 metres between directly facing habitable room windows;
- 13 metres between an existing habitable room window and a proposed two storey blank wall
- 6.5 metres between an existing habitable room window and a proposed single storey blank wall
- 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property. An additional 3 metres would be applied for each additional floor.

The proposed dwelling would be offset from the rear elevation and shared boundary of Dowry House, and due to the angle of the rear elevation of this property would not be located directly to the rear of the principal elevation of this property. This property is also separated from the site from the existing public right of way.

The proposed dwelling would not impact a 45 degree line as taken from the nearest ground floor habitable rear window of Sedgewell. Given the scale of the property, at single storey and the proposed relationship with neighbouring properties it is considered that the proposal would not be unduly overbearing.

Any proposed side windows and doors are limited to secondary windows, or windows associated with non-habitable rooms such as an ensuite, studio, bathroom and utility. The front and rear habitable room windows would be screened by the existing front and rear boundary treatments. It is therefore considered that the proposal would not have any undue loss of privacy to the neighbouring properties.

Access, Highways and Public Right of Way

UDP Policy EN1/2 - Townscape and Built Design requires the consideration of the design and appearance of access, parking and service provision. PfE Policies JP-C5: Streets for All and JP-C6: Walking and Cycling requires streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

Policy JP-P1 states that all development should be functional and convenient, enabling people and uses to act efficiently with minimal effort, and responding to needs relating to servicing, recycling facilities, refuse collection and storage. This is further supported by PfE Policy JP-C8 that states that the LPA should prioritise convenient and safe access to the site and buildings for all users and ensuring that the layout, design and landscaping of development prioritises the provision of safe, secure and attractive access to local services and facilities for pedestrians, cyclists and people with a disability.

The proposal site would be access from a shared driveway, utilising the existing access from Brandlesholme Road. Gates for the existing dwelling, and the proposed dwelling would be set back within the site to prevent any waiting on the highway to the front of the site.

The proposed dwelling would be sited off the shared boundary of the site and as such would not impact on the existing footpath/public right of way.

Parking

In terms of parking standards UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 (SPD11) provides parking standards for developments. No parking for the proposed dwelling has been indicated on the plans submitted for comment.

The site is located within zone 4 as set out within SPD 11, as such 2no. parking spaces would be required. There is adequate space to the front and side of the dwelling to accommodate these spaces within the curtilage of the site and to allow turning within the site.

Ecology

PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Section N2.1 part d) of the NPPF 2026 states that development proposal: should: Conserve and enhance existing natural features of visual,

historic or nature conservation value. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). UDP Policy EN8/2 supports and encourages new woodland and tree planting within the borough.

Protected Species

The development is shown as restricted to the existing garden lawn with limited removal of trees and the existing outbuilding also retained. Greater Manchester Ecology Unit (GMEU) have no records of species such as great crested newts from the locality. GMEU are therefore satisfied that it is very unlikely that any protected species will be effected by this development.

Nesting Birds

Some tree removal is shown to be required to facilitate the development. This can be dealt with by ensuring that tree removal and works are limited to outside of the bird nesting season.

Other Wildlife

Whilst it is likely that other wildlife occasionally traverse the garden, such as hedgehog and common toad, both priority species, given the nature of the site, a lawn and minor scale of the development, GMEU are satisfied that the risks of accidental harm during construction are very low. No further information or measures are therefore required.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

The development will result in the loss of lawn to development. There appear to be no wildlife issues that will require mitigation.

GMEU are satisfied that the development is exempt from mandatory 10% BNG under the small-development exemption rule eg development site under 0.2ha.

The applicant notes that biodiversity enhancement measures will be incorporated in to the development. The details can be provided via a pre-commencement condition and could include measures such as integrated bird or bat boxes, a native tree or native boundary hedge planting.

Trees

UDP Policies EN8/1 and EN8/2 seek to support the retention of trees, woods, copses and hedgerows to encourage natural regeneration and new and replacement tree planting. PfE Policy JP-G7 seeks to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.

TPO 19 runs along the front boundary, and side boundary of the site. The proposal seeks to remove T2 (conifer) G3 (1 x maple, 1 x apple and 1 x cherry) and H3 (hawthorn hedge) as part of the application. Tree T2 is located within the TPO boundary of the TPO but is not listed in the order as a species of tree that was protected. G3 appear to be located just outside of the TPO boundary, and again appear to be species not identified in the order. H3 is outside of the TPO boundary. As such it does not appear that any trees protected under TPO 19 would be removed as a result of the development.

The trees and hedge to be removed are considered to be B/C class condition, they are therefore moderate - low quality and value trees. Given the quality of the trees to be removed, and that some are fruit trees, no objections are raised subject to the agreement of suitable replacement trees which can be secured via a condition. In accordance with PfE Policy JP-G7 replacement is on the basis of two new trees for each tree lost.

The arboricultural method statement confirms that one tree, T6 would require a crown lift to 2.5 metres. This tree also appears to be outside of the TPO boundary.

T1 and T2 appear to be the only trees within the TPO boundary, that are protected by the TPO that may be impacted by the proposal. T1 is a sycamore and T3 is a beech. The arboricultural method statement shows tree fencing to protect these, and other retained trees outside of the TPO area during construction. Additional ground protection and scaffolding is also shown in the root protection areas of the protected trees towards the front of the site. A methodology for the construction of the access, that includes the installation of geotextile separation fabric and cellular confinement tree protection.

Given the above it is considered that the methodology presented would adequately protect the TPO trees on site. No objections are raised to the removal of the trees proposed subject to adequate replanting.

Permitted Development Rights

Given the nature of the site and the case presented in terms of the Green belt, and the need to ensure protection of the TPO trees along the boundary of the site it is proposed to remove particular permitted development rights from the dwelling in order to protect the vitality of the trees, namely extensions and outbuildings.

Carbon And Energy

PfE Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

The proposal seeks to incorporate a fabric-first approach. The scheme includes

- Photovoltaic panels positioned to maximise solar gain.
- An air source heat pump providing low-carbon heating.
- Permeable surfacing to assist with surface water management.
- High-performance glazing and airtightness measures.
- A pergola to the south facing elevation to assist with reducing potential over heating from solar gain.

In terms of Air Source Heat Pumps the main consideration in relation to this installation will be in relation to the noise created. As such UDP Policy EN7/2 is required to be considered for this application. This policy states that the Council will not permit development which could lead to an unacceptable noise nuisance to nearby occupiers and or/amenity users or development close to a permanent source of noise.

On the 29th May 2025 Class G was altered to relax the rules around ASHP allowing for larger units however the heat pump must comply with the Microgeneration Certification Scheme (MCS). The proposed site plan shows that the ASHPs would be located to the side of the proposed dwelling, a minimum of 7.3 metres away from the shared boundary, facing towards the public right of way and garden rather than a principal elevation of this property.

A condition will therefore be attached to the permission to ensure that the proposed air pumps do not exceed the noise limits defined by permitted development rights to ensure that the proposal would not impact on the amenity of the neighbouring properties.

Given the measures set out within the submitted Carbon and Energy Statement it is considered that the proposal complies with PfE Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2 requires development to have full fibre to premises connections unless

infeasible or unviable, with multiple-ducting.

The applicant has confirmed that the scale and location of the development present no constraints to the provision of fibre-based services, and connection can be secured through standard installation processes at the appropriate stage. The proposal would therefore comply with Policy JP-C2.

Response to Representations

Earlier applications at the site would have been assessed on Policy, and material planning considerations at that time. This application has been assessed in relation to existing Policy and material planning considerations.

Each application is assessed on a case by case, and site by site basis.

GMAAS have been consulted as part of the application and confirmed that the delivery of the scheme would not damage any known or suspected remains of archaeological interest. The applicant has also provided a report from the Holcombe Moor Heritage Group website in relation to an excavation of the Dover Chapel site undertaken in 2012 that concludes that from the evidence found they were unable to reach a conclusion about the use of the building other than as a domestic dwelling. The public right of way/historic route to Shepherd Street is outside of the red edge. As such, no further consideration of archaeological matters is warranted in this instance.

United Utilities have responded to the application and raised no objections. They have set out their standard informatives above their assets which would be included on any decision notice.

The access to the site has been amended during the application process, from a widened access to a shared driveway to serve the existing and proposed dwelling.

The assessment in relation to the trees to be felled has been addressed within the main body of the report.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 26.688.SLP, 26/688-02, 26.688.05

Rev P09, 26.688.06 Rev P03, 26.688.07 Rev P02, 26.688.08 Rev P05, 26.688.09 Rev P04 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

3. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order and Classes A to F of Part 2 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To avoid impact on the openness of the Green Belt and the loss of trees which are of amenity value to the area pursuant to Policies EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan, Policies JP-G9: The Green Belt and JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework and Policies N3: Trees in new development and GB6: Control of development in the Green Belt of the National Planning Policy Framework (August 2026).

4. The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.

Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.

5. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

6. No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

I. Preliminary Risk Assessment (PRA). Submission of this document is the minimum requirement.

II. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.

III. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

7. No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

In accordance with the findings of site characterisation and risk assessment as previously approved, documents from the following shall be submitted to the Local Planning Authority for approval:

- I. Remedial Options Appraisal.
- II. Remediation Strategy.
- III. Verification Plan.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

8. The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:

Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.

A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

9. The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

10. Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

11. Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

12. No tree or shrub clearance shall occur or further demolition works shall occur between the 1 st March and 31 st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to works and written confirmation provided that no active bird nests are present, which has been agreed in writing by the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Places for Everyone Joint Development Framework Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity, Bury Unitary Development Plan Policy EN6/3 - Features of Ecological Value and Policy N2 - Improving the Natural Environment of Section 19 of the National Planning Policy Framework (August 2026).

13. An ecological enhancement scheme shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of construction of the dwellings hereby approved. The contents of the plan should include:

1. Bat bricks and/or tubes within the new development
2. Bird box/swift nesting bricks
3. Native boundary hedge planting
4. 8no. replacement trees.

The approved scheme shall be implemented in full prior to occupation of the dwellings and thereafter maintained.

Reason. To secure the satisfactory development of the site and in order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN8/1 - Tree Preservation Orders, EN8/2 Woodland and Tree Planting, EN6/3 – Features of Ecological Value Places for Everyone Joint Development Framework Policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity, JP-G7- Trees and Woodland and Policy N2 - Improving the Natural Environment of Section 19 of the National Planning Policy Framework (August 2026).

14. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" and in accordance with the approved Arboricultural Method Statement TRE/SG/Rev D. The development shall not commence unless and until the measures required by the British Standard and the approved Arboricultural Method Statement are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of protected trees which are of amenity value to the area pursuant to Policies EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan, Policy JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework and Policy N3: Trees in new development of the National Planning Policy Framework (August 2026).

15. No trees subject to a Tree Preservation Order, unless indicated otherwise within the approved Arboricultural Method Statement TRE/SG/Rev D, shall be felled, lopped or topped before, during or after the construction period without the previous written consent of the Local Planning Authority.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policies EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan, Policy JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework and Policy N3: Trees in new development of the National Planning Policy Framework (August 2026).

16. The construction of the proposed access shall be implemented in accordance with section 2.4 of the approved Arboricultural Method Statement TRE/SG/Rev D.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan, Policy JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework and Policy N3: Trees in new development of the National Planning Policy Framework (August 2026).

17. Development shall not commence unless and until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the

Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Details of proposed maintenance arrangements should also be provided.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and Policy F8 - Sustainable Drainage Systems and Watercourses of Section 18 of the National Planning Policy Framework (August 2026).

18. The proposed air source heat pumps shall comply with Microgeneration Certification Scheme (MCS) Planning Standards, and the volume of the air source heat pump's outdoor compressor unit (including any housing) shall not exceed 1.5 cubic metres.

Reason. No MCS details have been submitted with the proposed application and to protect the amenity of neighbouring occupiers pursuant to Development Plan Policy EN7/2 - Noise Pollution.

19. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site.
2. Access route for all vehicles to the site from the Key Route Network.
3. Access point(s) for construction traffic from Brandlesholme Road and all temporary works required to facilitate access for ground works/construction vehicles.
4. If proposed, details of site hoarding/gate positions clear of required visibility splays onto the adjacent adopted highway/shared access.
5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway.
6. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es) onto Brandlesholme Road.
7. Confirmation of hours of operation and number of vehicle movements.
8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
9. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
10. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the

dilapidation survey shall be implemented prior to the development hereby approved being first occupied/new access being brought into use.

Reason. Information not submitted at application stage. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design, Places for Everyone Joint Development Plan Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places and Policy TR4: Street design, access and parking of the of the National Planning Policy Framework (August 2026).

20. The site access alterations and amended inward opening gating arrangements indicated on approved plan reference 26.688.05 Revision P09, incorporating all associated highway remedial works required as a result of the proposed development and any statutory undertakers connections to the site and measures to ensure that surface water is not discharged from the private shared access onto the adjacent adopted highway, shall be implemented prior to the development hereby approved being first occupied/new access being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design, Places for Everyone Joint Development Plan Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places and Policy TR4: Street design, access and parking of the of the National Planning Policy Framework (August 2026).

21. The vehicular and pedestrian access arrangements, turning facilities and bin storage arrangements within the curtilage of the site indicated on approved plan reference 26.688.05 Revision P09 shall be provided before the dwelling hereby approved is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

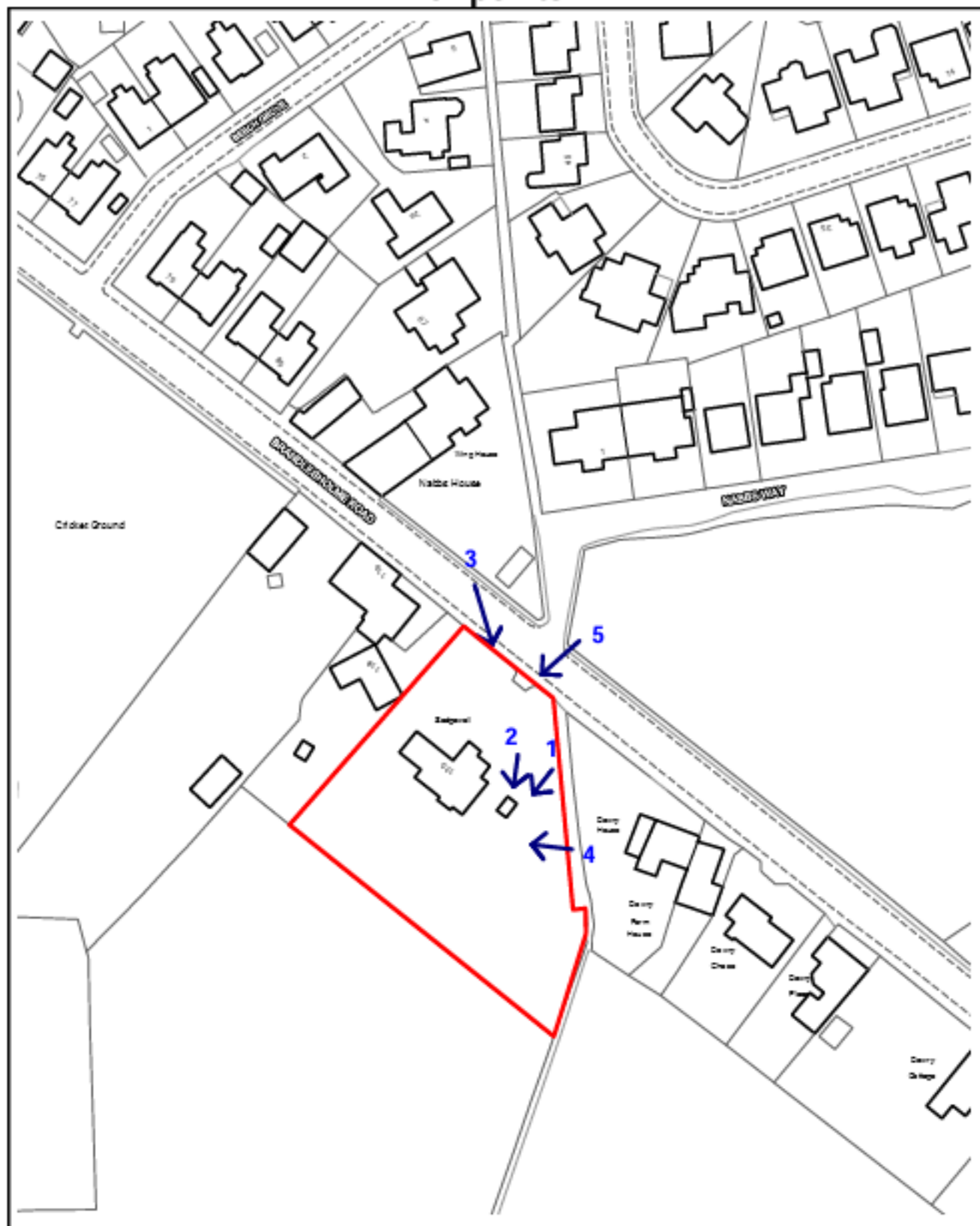
Reason. In the interests of highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design, Places for Everyone Joint Development Plan Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places and Policy TR4: Street design, access and parking of the of the National Planning Policy Framework (August 2026).

22. The car parking arrangements indicated on approved plan reference 26.688.05 Revision P09 shall be surfaced and made available for use prior to the dwelling hereby approved being first occupied and thereafter maintained at all times

Reason. To ensure adequate off-street car and cycle parking and to allow adequate space to maintain vehicles clear of the highway/adjacent access, in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Policy TR2: Local parking standards of the of the National Planning Policy Framework (August 2026).

For further information on the application please contact **Helen Pressley** on **0161 253 5277**

Viewpoints



Application 73557

**Sedgewell, Brandlesholme Road,
ADDRESS: Bury, BL8 4DZ**



Bury
Council

Planning, Environmental and Regulatory Services

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73557

Photo 1



Photo 2



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Photo 3



Photo 4



73557

Photo 5



Photo 6



NOTES

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- Contractors to check all dimensions on site prior to commencement of works.
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- This drawing is to be read in conjunction with all relevant conditions and / or supplementary drawings. Documents and any discrepancies or variations are to be referred to the architect before affected work commences.

REV.	AMENDMENTS	DATE
P01	Views amended	02/06/20
P02	Primes texture and shadows added. Levels amended	03/06/20
P03	Utility window moved	04/06/20
P04	AIOP relocated	10/06/20
P05	Elevations amended	04/08/20



HOUSE IN CONTE'S BIRD'S EYE VIEW



FRONT AND SIDE ELEVATIONS



FRONT ELEVATION



WE FROM BRANDLESHOLME ROAD

Project	NEW DWELLING LAND ADJACENT TO SEDGEBELL, 130 BRANDSOLME ROAD, GREENHOLME, BURY, BL9 4DZ
Drawing	PROPOSED ELEVATIONS
Client	MRS J. GUTHBERTSON
Drawn By	EQ
Scale	1:50 @A1
Orig. No.	26.688.08
Orig. Size	A1
Date	26/05/08

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E-MAIL info@hughesandsons.co.uk
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MATERIALS LIST:

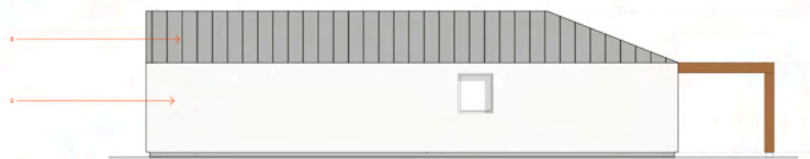
1. Base air
2. Ten screws
3. 14-16
4. PV panels
5. 8+ storage



1 PROPOSED FRONT ELEVATION



2 PROPOSED REAR ELEVATION



3 PROPOSED SIDE ELEVATION EAST



4 PROPOSED SIDE ELEVATION EST

▼ +3962.36
RINGS

▼ +3997.36
SAVES

▼ +137.36
GROUND FLOOR

▼ +3862.36
RIDGE

▼ +3597.36
EAVES

▼ +137.36
GROUND FLOOR

▼ +3862.36
ROCK

▼ +3597.36
EARS

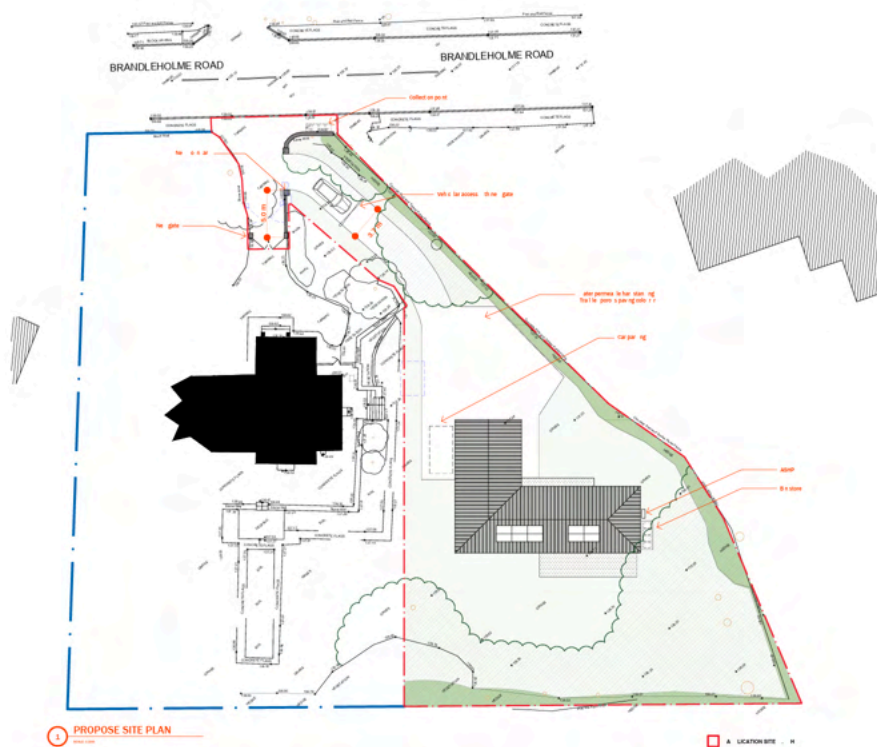
▼ +137.36
GROUND FLOOR

▼ +3862.36
ROOF

▼ +3867.36
EAVES

▼ +137.36
GROUND FLOOR

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This drawing is to be read in conjunction with an relevant specification, plan, or schedule of work, drawings and any amendments. Comments are to be added to the printed office issued work documents.		
REV	AMENDMENTS	DATE
P01	Revised plans with site notes, revised existing assets	03/08/20
P02	Burglars protection amended, vegetation added, Ben stone and additional gate added	03/08/20
P03	Ben stone repositioned	04/08/20
P04	External car parking added, hard landscaping amended	04/08/20
P05	Burglars protection amended, Car parking added, revised existing assets, revised existing assets	01/07/20
P06	Burglars protection amended	04/08/20
P07	Burglars protection amended, Car parking added	10/08/20
P08	Vegetation added, amended, new gate, repositioned	18/08/20
P09	Vegetation added, amended, amended gate, amended, amended gate, amended	09/10/20



Project	NEW DWELLINGS AND ADJACENT TO RESIDENTIAL, 10 BRANDLEHOLME ROAD, WIMBORNE, DORSET, BH4 4JZ
Drawing	PROPOSED SITE PLAN
Client	MR. J. CUTHBERTSON
Drawn By	ED
Date	1/08/20
Dwg No	20-000-00
Dwg Size	A1
Date	28/08/20

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ABBREVIATIONS

CH	Cable Height
CL	Cover Level
EH	Eaves Height
FH	Fire Hydrant
GU	Gully
LP	Lamp Post
MH	Man Hole
RH	Ridge/Roof Height
SP	Sign Post
TC	TricAD Control
TF	Top of Fence
TL	Threshold Level
TP	Telegraph Pole
TW	Top of Wall
WV	Water Valve

NOTE
All levels and coordinates relate to OSGB36(15) using GNSD data.
Levels defining edge of carriageway are observed at channel (bottom of kerb).

Project	NEW DWELLING LAND ADJACENT TO 'BEDGEWELL', 120 BRANDLES HOLME ROAD, GREENMOUNT, BURY
Drawing	EXISTING SITE PLAN
Client	MR. J. CUTHBERTSON
Drawn	CPS
Scale	1:200 @ A1
Dwg. No.	26/688-02
Dwg. Size	A2
Date	MAR 2026

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Scale 1:200 @ A2
0 2 4 6 8 10m

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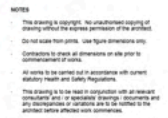
SITE LOCATION PLAN

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REV.	AMENDMENTS	DATE
P01	Final floor level added	03/06/20
P02	Utility window moved	04/06/20
P03	ADPP relocated. Areas added	16/05/20
P03	Bungalow footprint amended. Areas updated	04/06/20



2 PROPOSE FLOOR PLAN

Project	NEW DWELLING, LAND ADJACENT TO SEDGEWELL, 130 BRANDISHOLME ROAD, GREENHOUNT, BURY, BL9 4JZ
Drawing	PROPOSED GROUND FLOOR PLAN
Client	MR. J. CUTHBERTSON
Des. By	EG
Scale	1:50 @A1
Orig. No.	26.688-06
Orig. Size	A1
Date	28/09/06

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