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PLANNING STATEMENT

Land adjacent to 6 Richard Burch Street, Bury

February 2024

Contents

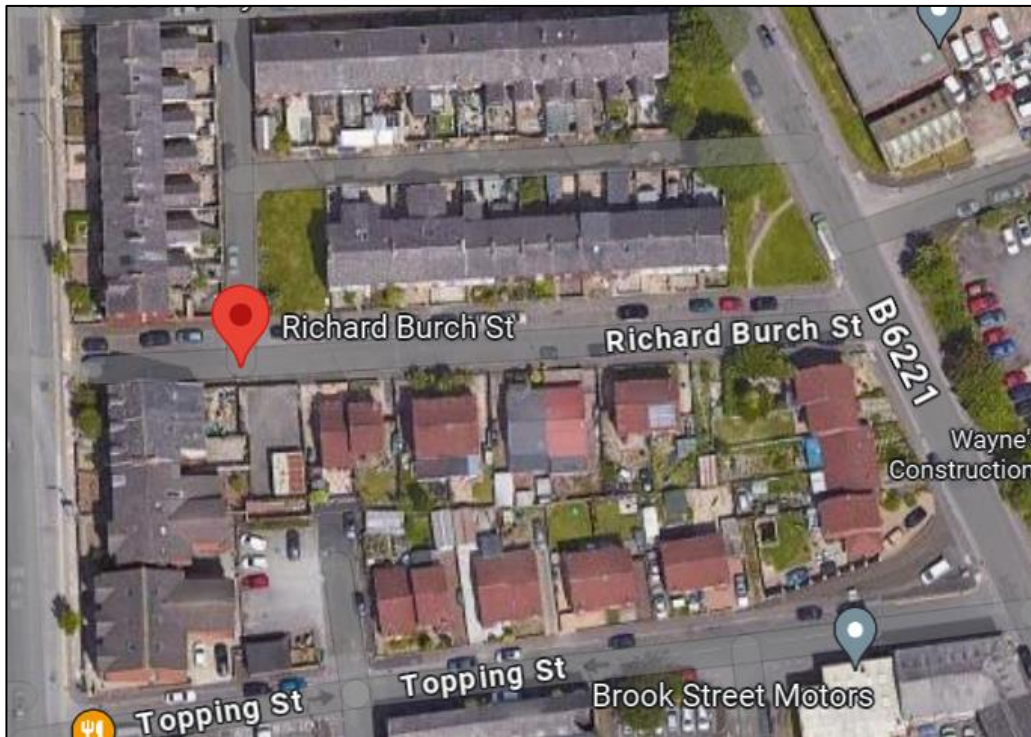
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1. Introduction

- 1.1 This statement has been prepared to support a planning application for the erection of 2no. dwellings. The dwellings are to be located at the end of a row of existing terraced properties and will form a continuation of those terraces.
- 1.2 This Statement addresses the relevant planning considerations and in particular the case for development at the site. It considers the proposals in light of national and local planning policy and assesses the scheme's compatibility in planning policy terms.
- 1.3 The application site is within a highly sustainable location, within the urban and is a wholly suitable location for new housing.
- 1.4 The proposals are compliant with both local and national planning policy, as this statement sets out.

2. Site Location

2.1 The site lies within the Inner Urban Boundary of Bury and consists of an area of grassed land on the corner of Richard Burch Street and an unnamed side road. The site pertains to land that was formerly occupied by buildings within the built-up area.



2.2 Richard Burch Street is characterised by a row of traditional terraced housing, with their frontages predominantly consisting of either brick or render. Many of the terraces are characterised by dwarf brick walls with railings to the frontages and large windows with headers and cils. Small areas of amenity space characterise the rear areas to the terraces.

2.3 Many of the rear elevations of the terraces on Richard Burch Street, and the row of terraces to the north and west are characterised by two storey outriggers.

2.4 The site is unallocated in the Bury Unitary Development Plan, as shown in the extract below from the Council's interactive map:



2.5 As the photo below demonstrates, the terraces to the north of the application site, to the rear, continue the building line.





2.6 The photo above shows the prevailing character of the rear elevations of the terraces to the west, notably the two storey outriggers.



2.7 To the rear is Back Richard Burch Street, an access road for the rear elevations of the terraces on Richard Burch Street and New Cateaton Street.

2.8 The image below shows the view from Taylor Street to the south. It shows the rear street scene of Richard Bruch Street and an existing dormer.



2.9 Richard Burch Street is characterised by on-street parking provision, as shown in the image below:

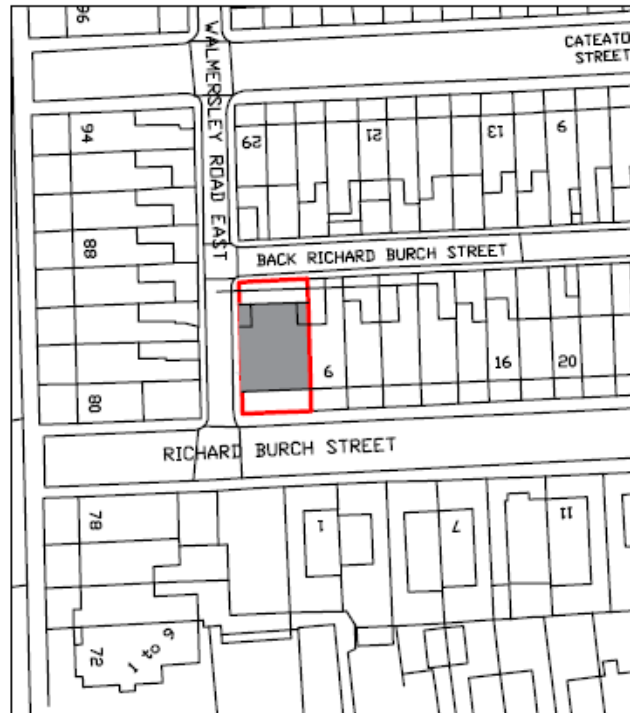




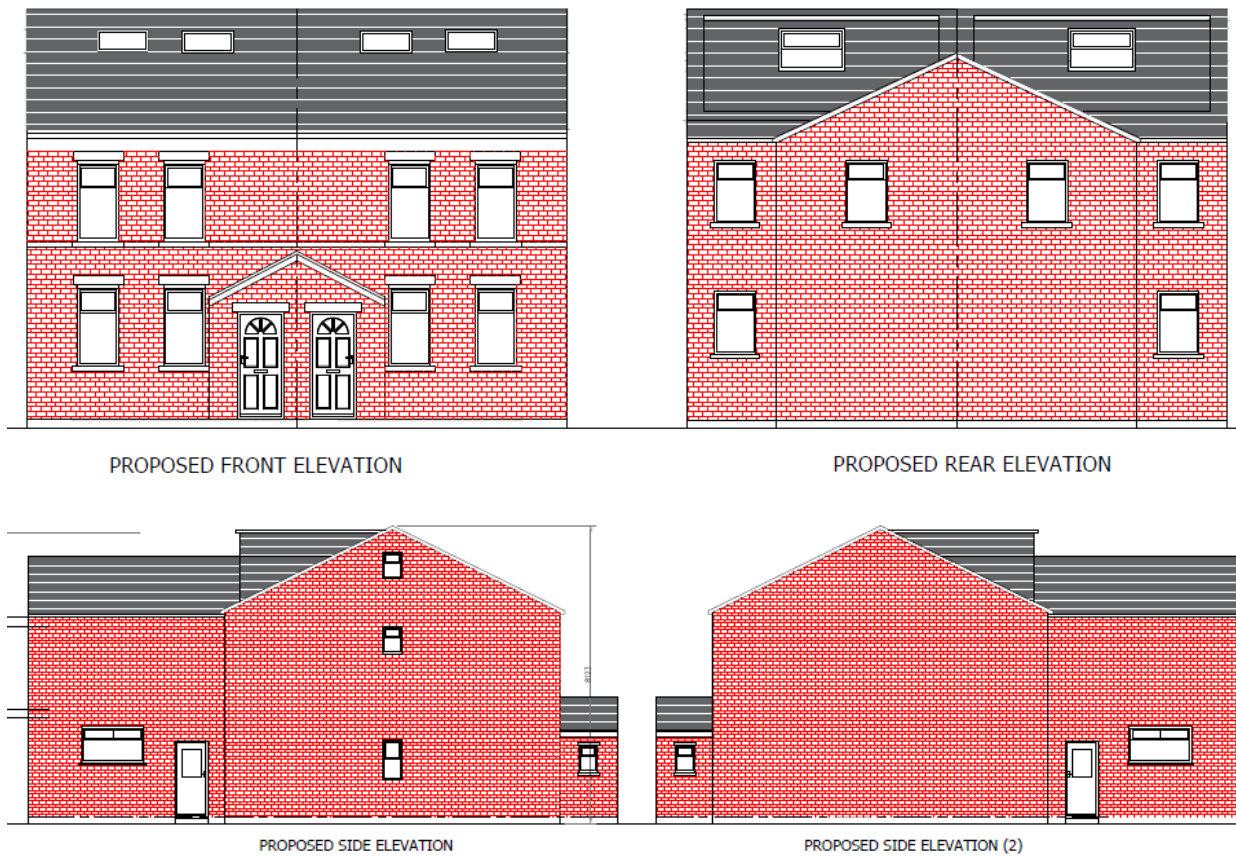
2.10 The image above shows the character and appearance of the street scene, looking east.

3. Application Proposals

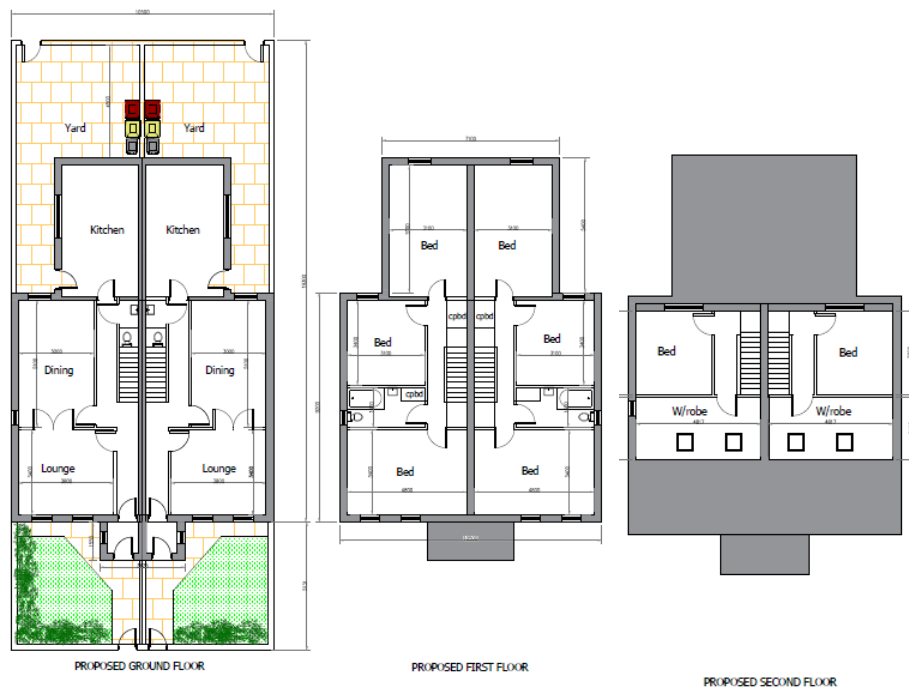
- 3.1 This statement supports a planning application which proposes 2no. houses, on land located to the side of 6 Richard Burch Street.
- 3.2 The proposals will create 2no. 4 bed terraced properties. Each with external amenity space to the front and rear, with bin storage provision to the rear.



- 3.3 The proposed dwellings are 2.5 storey, will be constructed from red brick and will mirror fenestration details of existing terraced properties along Richard Burch Street, particularly tall windows.
- 3.4 The front elevations contain a porch, which join together with a hipped roof.
- 3.5 The rear elevations contain dormers, which are set in from the sides and set lower than the ridge of the roof.



3.6 The proposals incorporate front boundary walls with small, grassed gardens, to mirror the street frontage design along Richard Burch Street.



4. Planning History

4.1 Following a review of Bury Council's online planning database, there is no relevant planning history associated with the application site.

5. Relevant Planning Policy

5.1 Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the:

- Bury Unitary Development Plan adopted in August 1997 [the UDP];
- Greater Manchester Joint Waste DPD adopted in 2012; and,
- Greater Manchester Joint Minerals DPD adopted in 2013.

5.2 A revised version of the NPPF was published in December 2023. It is a material consideration in the determination of planning applications, particularly where policies contained therein conflict with or supersede parts of the Development Plan.

Bury Unitary Development Plan (UDP)

5.3 The Bury UDP was adopted by the Council on 29th August 1997. The relevant policies are as follows:

- **H1/2 (Further Housing Development)** sets out criteria for assessing proposals for housing development which is not identified on the Proposals Map.
- **H2/1 (The Form of New Residential Development)** is a general design policy that requires good designs in new residential developments and that local character is not adversely affected by new developments. Criteria includes:
 - The height and roof type of adjacent buildings;
 - the impact of developments on residential amenity;
 - the density and character of the surrounding area;
 - the position and proximity of neighbouring properties; and
 - the materials to be used in proposed developments, especially their colour and texture.
- **H2/2 (The Layout of New Residential Development)** is a general design policy that requires good designs in new residential developments and that local character is not adversely affected by new developments.
EN1/1 Visual Amenity
- **EN1/2 (Townscape and Built Design)** states that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements and sets out a number of factors that will be considered with the aim of ensuring that development is acceptable.
- **EN1/3 (Landscaping Provision)** requires development proposals to make provision for incidental open space and landscaping to the Council's satisfaction.

- **EN7 (Pollution Control)** states that the Council will seek to control environmental nuisance and minimise pollution levels associated with development by limiting the environmental impact of pollution, wherever possible, in conformity with current legislation and prescribed standards.
- **EN7/5 (Waste Water Management)** states that, in seeking to limit surface water pollution, the Council will not permit development which does not have satisfactory arrangements for the disposal of foul sewage and contaminated surface water.
- **HT2/4 (Car Parking and New Development)** requires all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards.
- **HT4 (New Development)** requires new development to make use of public transport or spare capacity in the existing highway network, provided that this is also in accordance with other policies of the Plan.

5.4 The Council has adopted a number of Supplementary Planning Documents, those of relevance are as follows:

- **SPD11 (Parking Standards in Bury)**
SPD11 expands upon parking policies contained within the Bury UDP and in other relevant planning guidance.
- **SPD16 (Design and Layout of New Development in Bury)**
SPD provides design guidance for all types of development across the Borough's urban and rural settlements. It should be taken into consideration when designing individual and groups of buildings as well as the extension and refurbishment of existing buildings. The SPD also provides advice on the design quality of soft and hard landscaped areas and all aspects of support infrastructure such as roads, footways, parking and amenity spaces.

National Planning Policy

National Planning Policy Framework

5.5 A revised NPPF was published in December 2023. It states that the *"purpose of the planning system is to contribute to the achievement of sustainable development."*

5.6 Paragraph 11 of the NPPF identifies a presumption in favour of sustainable development at the heart of the Framework which, for decision taking, means:

"Approving development proposals that accord with an up-to-date development plan without delay".

5.7 Sustainable development will be achieved by balancing economic, social and environmental objectives, taking local circumstances into account.

- 5.8 Chapter 5 underlines the Government's objective of boosting the supply of homes, encouraging land to be brought forward where it is needed, including an assessment of the size, type and tenure needed for different groups in the community.
- 5.9 Para 124 states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes.
- 5.10 Paragraph 131 explains that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Other Material Considerations

Supplementary Planning Document: Residential Design Guide

National Planning Practice Guidance (NPPG)

- 5.11 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG), which seeks to make planning guidance easier and simpler for practitioners and the public and is to be read in conjunction with national policy contained within the NPPF. The guidance is regularly updated, and the guidance in the NPPF is supported by relevant paragraphs in the on-line guidance.

6. Planning Assessment

Principle of Development

- 6.1 Historical mapping indicates that the site was previously occupied by two terraced dwellings (no.s. 2 & 4 Richard Burch Street). These dwellings were still in situ in the early 1980's. Therefore, as the site pertains to land that was formerly occupied by buildings within the built-up area, the principle of new residential development is deemed to be acceptable.
- 6.2 Bury Council cannot demonstrate a 5-year supply of deliverable housing land. The proposals would provide two new dwellings within the urban area and within a highly sustainable location. Whilst the contribution towards the Council's housing land supply position would be modest, it would nevertheless be very valuable, particularly given the acute shortfall that presently exists. As such, the benefit of providing housing in a sustainable, urban, location, must be afforded significant weight.

Sustainability

- 6.3 The site is situated within a highly sustainable location. The table below highlights the nearest services to the site. Evidently, services are located in easy walking distance of the application site, making it highly sustainable. There are bus stops along Walmersley Road with direct services to Bury Town Centre.

Facility/Service	Name/Location	Distance from application site (approx.)
Dental	Bury Dental Centre, Dental Centre, 10a Wash Lane, Bury BL9 6AS.	0.3km (5 mins walk)
Doctor	Huntley Mount Medical Centre, Back Huntley Mount Road, Bury, BL9 6JA	0.9 km (13 mins walk)
Convenience Store	Hornby Convenience Store, 140 Hornby Street, Bury, BL9 5BB	0.3km (4 mins walk)
Bus Stops	Walmersley Road	0.1km (2 mins walk)
Train Station	23A Bolton Street, Bury, BL9 0LQ	1.13km (16 mins walk)
Pharmacy	Bury Healthcare Pharmacy, 46 Walmersley Road, Bury, BL9 6DP	0.16km (2 mins walk)

Town Centre	Bury Town Centre	0.6km (9 mins walk)
Public Park	Clarence Park	0.8km (11 mins walk)

Design, Character and Appearance

- 6.4 UDP policy H2/2 (The Layout of New Residential Development) requires good designs in new residential developments and that local character is not adversely affected by new developments.
- 6.5 The proposed dwellings follow the existing building line along Richard Burch Street, with matching roof style, fenestration details and will have materials that will mirror existing materials in the street scene, thus matching the appearance of the dwellings to which they will adjoin.
- 6.6 The dwellings will follow the building line and extent of the row of terraces to the rear at New Cateaton Street. As such, the 2no. dwellings would not unbalance the row of terraced houses along this side of Richard Burch Street and will integrate well into the area, reflecting the best aspects of the character of the surrounding area.
- 6.7 The design incorporates porches to the frontages in the form of one, adjoined, structure with a hipped roof design. Whilst there are no existing porches in the row of terraces along Richard Burch Street, there are numerous examples of porches to the properties on the opposite side of Richard Burch Street and thus the proposed incorporation of porches will not appear incongruous within the street scene of Richard Burch Street.
- 6.8 The proposals also incorporate dormers to the rear elevations, to provide suitable accomodation space at the second floor. In terms of the character and appearance of the area, there is an existing dormer within the Back Richard Burch street scene and as such, the proposed dormers would not appear as incongruous features.
- 6.9 Whilst the proposals would result in the loss of the grassed area, this pocket of land adds little to the character and appearance of the area and the land previously accommodated housing. The proposed dwellings, sited on the plot of grassed land, would follow the prevailing character and appearance of housing in the area.
- 6.10 Therefore, the proposals respect local distinctiveness and have regard to the overall built character of the area. The proposals are compatible with the surrounding area, compliant with UDP policies H2/1, H2/2 and EN1/2.

Amenity

- 6.11 UDP policy H2/1 requires that new residential developments do not adversely impact on residential amenity.
- 6.12 The proposals provide adequate separation distances to those properties to the rear of the site and will ensure interfaces that reflect the character, pattern of development and urban grain along Richard Burch Street and the surrounding locality.

- 6.13 The proposals provide amenity space to the rear of each property and the submitted plans demonstrate that bins can be stored to the rear of each property.
- 6.14 The amount of amenity space is not dissimilar to the amount that existing terraced properties along Richard Burch Street benefit from. The amount of amenity space provided is commensurate to existing residential development locally.
- 6.15 The proposals are asserted to be acceptable in terms of amenity and thus compliant with UDP policy H2/1.

Highways and Transport

- 6.16 UDP Policy HT2/4 requires new development to make adequate car parking provision.
- 6.17 Richard Burch Street, and indeed surrounding residential streets, are characterised by terraced properties with no dedicated off-road parking provision. Rather, parking is generally on-street.
- 6.18 Whilst the application proposals would generate additional demand for car parking, the additional demand generated would not adversely affect highway safety, particularly given the level of off-road parking available on Richard Burch Street and in the surrounding area. The site was formerly occupied by buildings.
- 6.19 The site is in a highly sustainable location, as has been demonstrated. Future occupiers would benefit from the site's sustainability credentials. Car ownership levels are likely to be low.
- 6.20 Whilst the proposals do not provide dedicated on-site parking, due to the existing nature of the site, there is limited space to provide off-road parking. Notwithstanding this, the proposals follow the pattern and character of the immediate area, being off-road parking. As such, the proposals are considered to be acceptable in parking and highways terms.

Sustainable Development

- 6.21 The applicant is committed to delivering sustainable methods of construction and energy management throughout the lifetime of the dwellings. Suitably worded conditions can be imposed if required.
- 6.22 As noted throughout this statement, the site is located within a highly sustainable location. Future occupiers will be able to make use of the sites' sustainable location and nearby public transport links.

Ecology/Biodiversity

- 6.23 Biodiversity Net Gain is not due to become mandatory for small sites until April 2024. However, the proposals will incorporate bird and/or bat boxes and can be secured by an appropriately worded condition.
- 6.24 This ensures ecological benefit for the development.

7. Summary and Conclusions

- 7.1 The proposed development will provide additional housing in a sustainable location that would not be harmful in respect of the character and appearance of the area, residential amenity or highway safety.
- 7.2 The proposed dwellings would provide a modest but highly valuable contribution towards the Council's housing land supply.
- 7.3 The proposals comply with both local and national planning policy.
- 7.4 The Applicant seeks to work proactively with the LPA and looks forward to positive discussions regarding the scheme.