



AW4-let-09

20th October 2025

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Dear Sir,

Planning Statement :
Change of Use from Garage, on Spring Street, Ramsbottom, BL0 9JQ
to the development of 1 no. new dwelling.

A request for pre-application advice has been submitted in relation to the property noted above, to which the applicant wishes to replace the existing garage with a 2 storey 2 bedroom dwelling.



Existing garage viewed from Spring Street.

Currently not in use, the previous owner having recently retired.

Construction of the new building would be to current building regulation standards using coursed stone for all of the external walls, with a natural slate covering over the roofs.

Sizing of the rooms is in line with the nationally described space standards, with the ground and first floor internal areas being 40.3 square metres each, suitable for a two bed, 3 person layout.

Bedrooms are designed to be a minimum width of 2.75 metres with minimum areas of 11.5sq.m for the double and 7.5sq.m for the single.

Built-in storage is also provided, as required at a minimum of 2.0sq.m.

Retaining the original façade along Spring Street, the elevation is illustrated to be adjusted to provide a window and door to repeat the rhythm of the terraces along the row.

This is echoed by the pattern of windows repeated across the first floor.

Cutting this front elevation shorter by 1 metre will allow additional space for vehicles to turn into the new development at the rear by widening Caltha Street.

A yard area is provided at the rear as external amenity space.

As no car spaces are possible within the site, reliance of on-street parking would be required for car ownership, similar to properties on the surrounding streets.

However, public transport is readily available with bus routes to Bury and Bolton within a short walk.

Should you require anything further please do not hesitate to contact the writer.

Yours faithfully,

Gary Dearden