

DELEGATED DECISION RECORD

REF: 22/79168/LPACON

Address: Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX
Proposal: Consultation from Bury Council for a conversion of existing lower ground floor garages to 4 no. flats

Reason for delay beyond stat deadline and EoT:

Have all pre-commencement conditions been agreed with the applicant? Yes / No

Description of Site and Surrounding Area

The application site is within the administrative boundary of Bury Council. This site lies on the western side of Bury Old Road (A665), a major transport route. The site is to the north and east of Salford's administrative boundary. The area is predominantly residential in character. A local shopping centre (as defined by Policy S1/4 of the Bury's Unitary Development Plan) lies to the north of the application site.

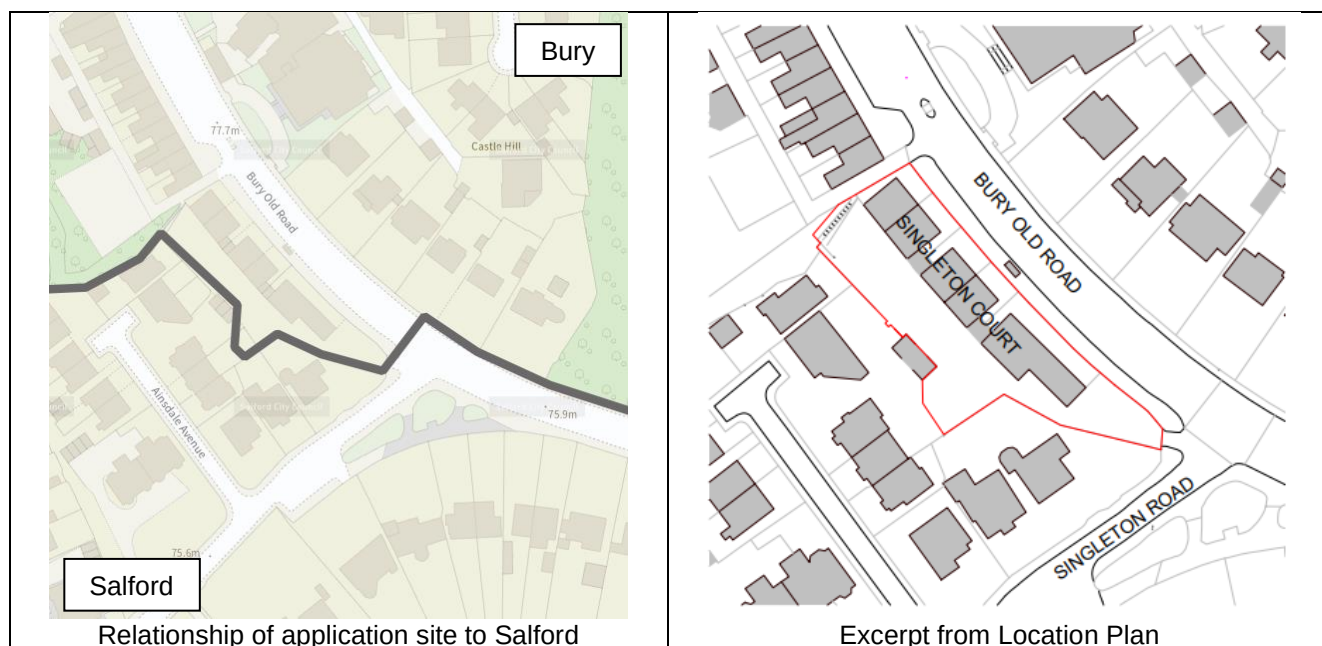


Figure 1: Map showing relationship between the application site and administrative boundaries

Description of Proposal

The proposal is to convert the integral garages on the ground floor of an existing group of buildings to apartments. Due to land level differences, the first floor is level with the street to the front elevation, with the ground floor visible from the rear.

The design and access statement submitted in support of the application indicates that historically two of the garages were converted to residential flats circa 1986 (permission ref: 18359/86). The existing buildings currently host sixteen flats, with planning permission granted for five additional flats in September 2021.

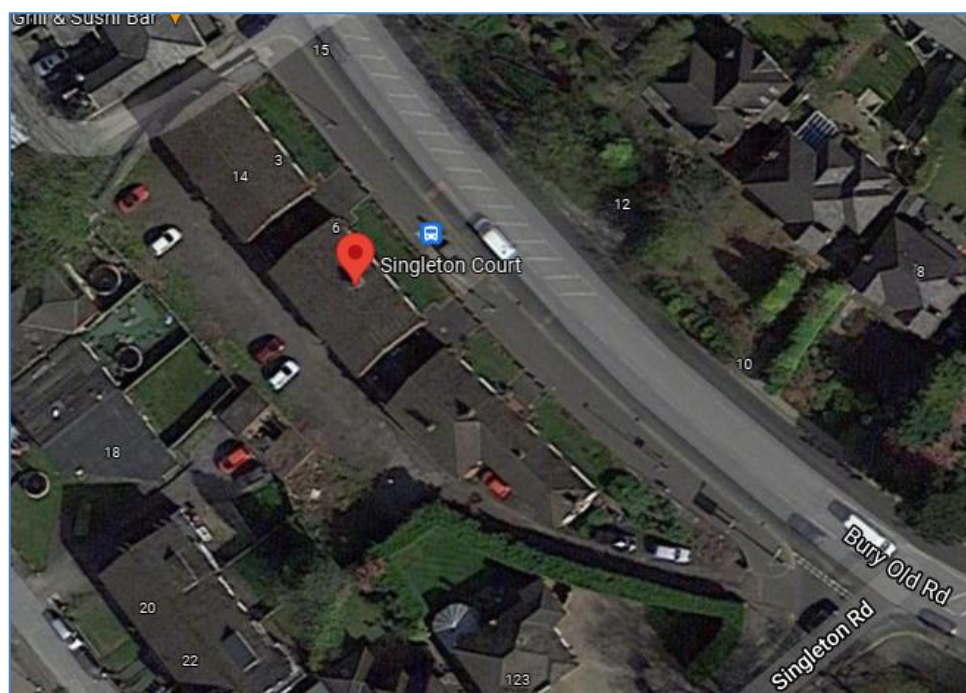


Figure 2: Aerial image

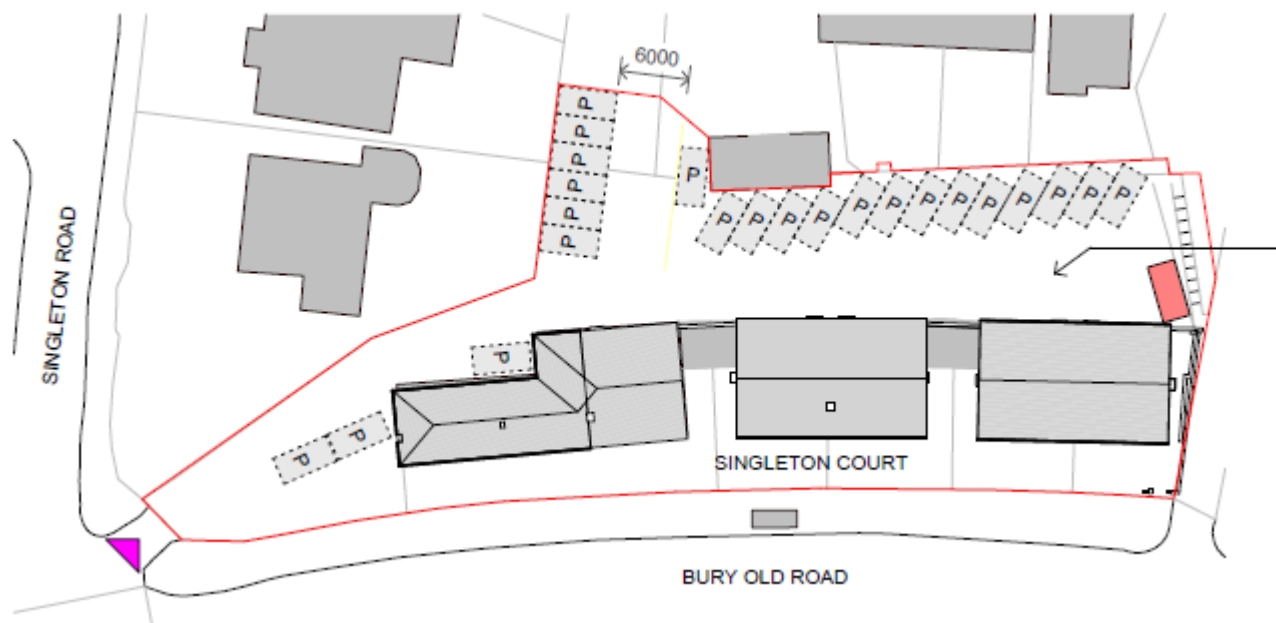


Figure 3: Excerpt from 'Parking Plan'

Relevant Site History

67168 (SCC ref: 21/78163/LPACON) - Consultation from Bury Council (BMBC ref. 67168) for: Conversion of roof space to create 5 no. 1 bed self-contained flats with front and rear dormers and new enclosed external stairwells. Associated refuse and bike storage. – Approved – 02 September 2021

65846 (SCC ref: 20/76331/LPACON) - Conversion of roof space to create 5no 2bed 3person self-contained units with front and rear dormers and new enclosed external stairwells. Associated refuse and bike storage. – Refused – 18 January 2021

Publicity

No neighbour notification was necessary as the application is a consultation from Bury Metropolitan Borough Council pursuant to Article 18 of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

Consultations

Not applicable.

Planning Policy

Bury Metropolitan Borough Council will determine the application using their development plan policies having regard to national planning policy.

Appraisal

The proposal will not be highly visible from the street and will be surrounded by existing residential development to the west and south. The proposal will not adversely impact Salford with regards to its design and character.

The separation distance between the apartments and the dwellings on Ainsdale Avenue will be a minimum of 19.6m. With appropriate boundary treatment, it is not anticipated that there is likely to be any significant loss of privacy as a result of the development. Nevertheless, it is requested that particular attention is paid to any representation received from occupiers of these properties.



Figure 4: Excerpt from rear elevation plans

The site is not in a flood zone, and the majority of the rear yard is currently paved. However, it is anticipated that additional paving will be required to accommodate the proposed additional parking spaces. It is understood that permeable paving is proposed. Given the land level differences at the site, it is recommended that appropriate

surface water drainage be secured as part of the application to ensure that the risk of flooding is not increased off-site within Salford's boundary.

Appropriate parking facilities commensurate with the total number of additional flats at the site is essential. The closest road to the site that does not have on-street parking restrictions is Singleton Road, and if insufficient off-street parking provision is secured as part of this application, any overspill is likely to take place within Salford's boundary and impact Salford's residents and resources.

Recommendation

No objections

Notes to Bury to consider in assessing their application

- Pay particular attention to any representation from occupiers of properties on Ainsdale Avenue
- Ensure appropriate surface water drainage so that the risk of flooding is not increased off-site within Salford's boundary
- Consider off-street parking provision and the likelihood of overspill parking on Singleton Road.

Officer	DSammy	DC		LPA	M Hodgson
Date	27.01.2022	Date		Date	28.01.22