

Planning Statement – 5-7 Milton Street, Ramsbottom BL0 9HA

The Site and Surrounding Area

The application site is located at no. 5-7 Milton Street and includes a pair of semi-detached two-storey cottages that sit on a sloping topography. The two properties have been amalgamated into a single dwellinghouse sometime prior to the 1990s which is evident from the external appearance of the property (two front doors), internal layout and separate addresses. The existing property is in a poor state of repair internally and requires refurbishment works to bring it up to current residential market standards.

The existing property does not have any rear garden or any off-street car parking spaces.

The site is located in a residential area, and in a sustainable location within 15 minutes walking distance from Ramsbottom town centre and close to the entrance of Holcombe Hill.

The application site is also located on the edge of the Ramsbottom Conservation Area, but the property itself is not listed.



Figure 1 The application site

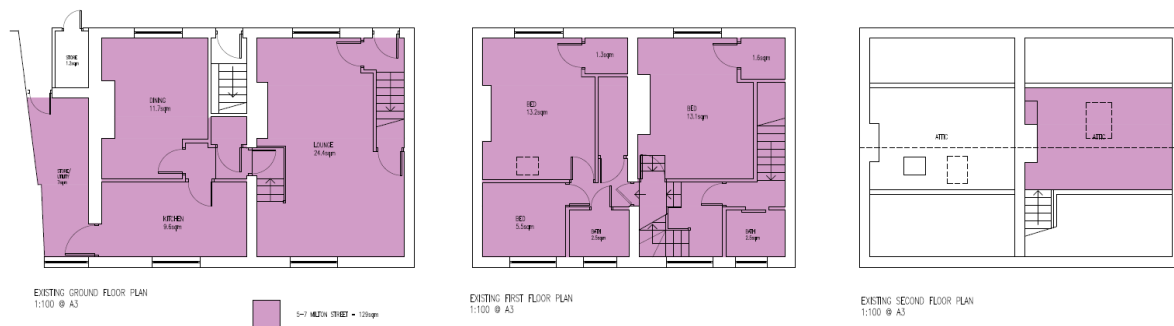
Proposed Development

Planning permission is sought for the conversion of the existing dwellinghouse into two separate dwellinghouses to reinstate their historic use as 2x cottages.

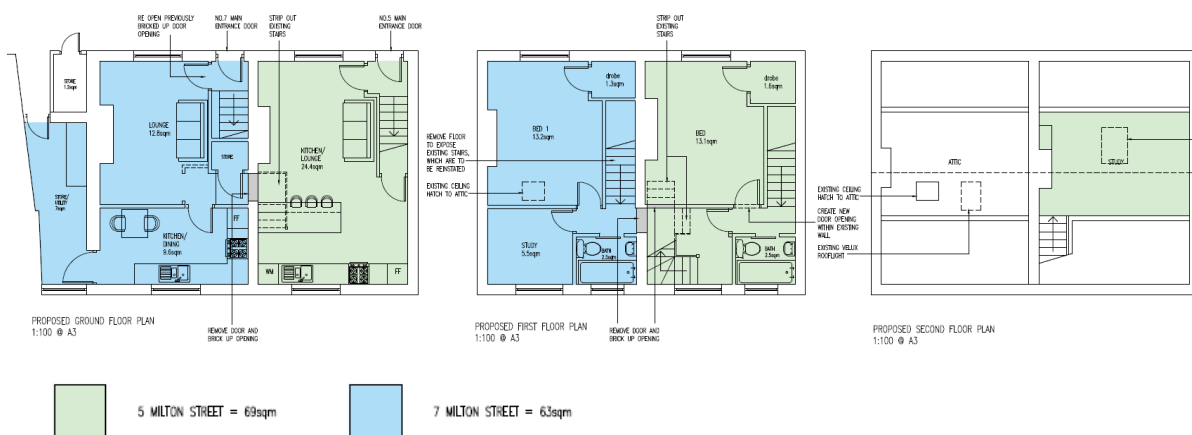
The proposals include no external works to the building envelope and all periodic feature is proposed to be retained.

Planning Statement – 5-7 Milton Street, Ramsbottom BL0 9HA

Existing Floorplans:



Proposed Floorplans:



Planning Assessment

Principle of Development

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.

Policy TC2/1 states that within the town centres, the Council will support proposals which bring underused and vacant space on upper floors of premises into beneficial use.

The proposed development would involve the conversion of an existing building, which equates to previously developed land.

The site is located within walking distance from the town centre and there would be adequate infrastructure available. The proposed development would involve the subdivision of the existing dwellinghouse into 2 x separate cottages to reinstate them to their historic use. Therefore, the proposed development would be acceptable in

Planning Statement – 5-7 Milton Street, Ramsbottom BL0 9HA

principle and would be in accordance with Policy H1/2 of the adopted Unitary Development Plan and the NPPF.

Design and Layout

The proposed development involves no external changes to the building envelop. All period features will be retained and therefore the proposed development will have no impact on character or appearance of the Ramsbottom Conservation Area.

With regards to the internal layout, the proposals will re-instate the existing amalgamated dwellinghouse into its historic use as two separate cottages.

No.5 Milton Street will include an open plan kitchen, dining and living room on the ground floor, and a double bedroom and bathroom on the first floor and a study in the roof area. The internal floor area is 69sqm, which complies with the NDSS.

No.7 Milton Street will include a kitchen/dining room, a living room and a utility room on the ground floor, and a double bedroom, bathroom, and a study on the first floor. The internal floor area is 63sqm, which complies with the NDSS.

The existing property does not benefit from any garden area. A new bin storage area will be created on the opposite side of Milton street in a small recessed area. The property currently does not have a designated bin storage area.

On this basis, the proposed development will provide a high quality and good standard of living and would comply with relevant local and national policy as well as Places for Everyone Policy JP-H3: Type, Size and Design of New Housing.

Parking and Highways

The site is located in a sustainable and accessible location within 15 minutes walking distance from Ramsbottom Town Centre with access to local businesses, amenities and services within the surrounding area.

Bury's UDP and SPD11 requires a maximum car parking provision of 1 space for a 1-bed and 2 spaces for a 3-bed in a highly accessible area (where the site is located).

The existing amalgamated 3-bed dwellinghouse does not have any existing off-street car parking which is currently accommodated on street (deficit of 2 spaces). Following the proposed conversion into 2 x 1-bed dwellinghouses there would be a requirement for a maximum of 1 car parking space for each property (maximum 2 spaces in total).

The proposed development does not change the existing parking arrangements and therefore the impact is considered to be neutral from a transport perspective.

The existing property demise does not include any rear garden and only a narrow front garden which sits on a steep slope. No. 7 benefits from an existing small storage area

Planning Statement – 5-7 Milton Street, Ramsbottom BL0 9HA

(access from Milton Street) which could accommodate 2 x cycles to promote sustainable modes of transport.

It is noted that a historic application from 1993 (ref. 28257/93) for the “*Conversion of one dwelling into 2 dwellings*” was refused due to non-compliance with the Council’s parking standards to provide any off-street parking. It is however noted that this is a historic policy which pre-dates the saved policies of the UDP (1997, saved in 2007) and the Council’s Parking Standards SPD:11 (2007).

It is therefore considered that the proposed development would not be detrimental to highway safety and accords with the transport requirements of the NPPF and Policies H2/1, H2/2 and HT2/4 of the Bury Unitary Development Plan.

Energy

Places for Everyone Policy JP-S2: Carbon and Energy promotes the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

The proposed internal refurbishment of the properties will prioritise the minimisation of energy demand and maximisation of energy efficiency through the following measures:

- New insulation to reduce heat loss and enhance thermal efficiency.
- New efficient boilers and heating system
- Smart thermostats to enable precise control over heating and cooling, enhancing energy efficiency and user comfort. This improves thermal regulation and supports sustainability goals.
- Targeting EPC rating of C or above, demonstrating our commitment to energy efficiency and environmental sustainability.

These measures align with Part L of the Building Regulations to ensure the proposed development will improve energy efficient. The proposals will therefore comply with Places for Everyone Policy JP-S2.

Digital Connectivity

In compliance with local Places for Everyone policy JP-C2, the proposed development will support high-quality digital infrastructure through the following measures:

- Full Fibre Connections:
 - Fibre optic cables will be installed to the property, ensuring superfast internet connections with a minimum speed of 500 Mbps.
- Mesh Wi-Fi System:
 - A mesh Wi-Fi system will be deployed throughout the property, guaranteeing consistent high-quality internet coverage in every corner and on every floor.
- Cat 6 Network Points:

Planning Statement – 5-7 Milton Street, Ramsbottom BL0 9HA

- Cat 6 network points will be installed on each floor, providing robust and reliable wired internet connections for high-speed data transfer.

The proposed development will comply with Policy JP-C2, delivering digital connectivity that meets the demands of modern living and enhances the overall functionality of the property.

Conclusion

The proposed development to convert the existing dwellinghouse into 2 cottages to reinstate their historic use is considered to comply with local and national planning policy as demonstrated in the above planning assessment and should therefore be granted planning permission.