

Planning Statement

Ninos Barbars, 32 Bolton Road West, Ramsbottom, Burry BL0 9ND

Applicant: Gaetano Gioia

Client Ref: 1611

Date: October 2025

Introduction

This planning application is on behalf of Mr. Gaetano Gioia. This Planning Statement has been prepared in support of the change of use of the premises known as Ninos Barbers, 32 Bolton Road West, Ramsbottom, from a Barber Shop (Class E) to a residential dwelling (Class C3). The statement outlines the existing and proposed uses, assesses any potential impacts of the proposal, and demonstrates that the development complies with relevant local and national planning policies.

Existing Site/Use

The application site comprises a small ground floor commercial unit that has historically operated as a barber shop. It is located on Bolton Road West, within a mixed use area that contains a blend of small retail units, takeaways, offices, and residential properties. The building forms part of a traditional terrace typical of the Ramsbottom area, with residential accommodation in proximity.

The existing Class E use has become increasingly unviable due to changing economic conditions and reduced demand for small scale commercial premises. The property is structurally sound and suitable for conversion to residential use, with access and essential services already in place.

Proposed Use

The proposal seeks planning permission for the change of use of the property from a commercial barber shop (Class E) to a residential dwelling (Class C3). The proposed works involve the removal of external signage associated with the former barber shop. No changes are proposed to the elevations or to the existing internal layout, other than minor reconfiguration to suit residential use. The existing shop front and external appearance will remain unaltered, preserving the character and appearance of the property within the surrounding area.

Impact of the Proposed Changes

Assessment of impacts

There are no anticipated negative impacts arising from this proposal. The change of use to a residential dwelling is entirely compatible with surrounding land uses, which already include both commercial and residential properties. The proposed residential use will not cause harm to the amenities of neighbouring occupiers.

The proposed conversion offers several positive outcomes. It promotes the sustainable re-use of an existing building, thereby reducing pressure for new development on greenfield land. The introduction of residential use will contribute to the local housing supply and support the Council's objectives of providing varied and sustainable housing options within the borough.

The proposal will also prevent the property from becoming vacant, which could otherwise lead to a visual decline and loss of vitality along Bolton Road West. A sensitively designed conversion will enhance the appearance and character of the local area. In addition, the new residential use will result in lower energy consumption and less traffic generation than the existing commercial operation, bringing environmental benefits to the locality.

Conclusion

In conclusion, the proposed change of use from Class E (Barber Shop) to Class C3 (Residential Dwelling) at 32 Bolton Road West, Ramsbottom, represents a sustainable and beneficial development. The conversion makes efficient use of an existing building, contributes to local housing needs, and aligns well with the mixed use character of the surrounding area.

There will be no negative impacts on neighbouring properties, local amenities, or highway safety. The proposal accords with the principles of sustainable development as set out in the National Planning Policy Framework and is consistent with the aims of Bury Council's Local Plan policies supporting the re-use of existing buildings and the delivery of new housing.

For this reason, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National

Planning Policy Framework. Should the planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Diogel Architecture would welcome conversation on any of these matters.