

Supporting Statement

For

Change of Use Application from A3 to 2no apartments
at

30 The Rock, Bury

On Behalf of

MH & NP Consultants LTD



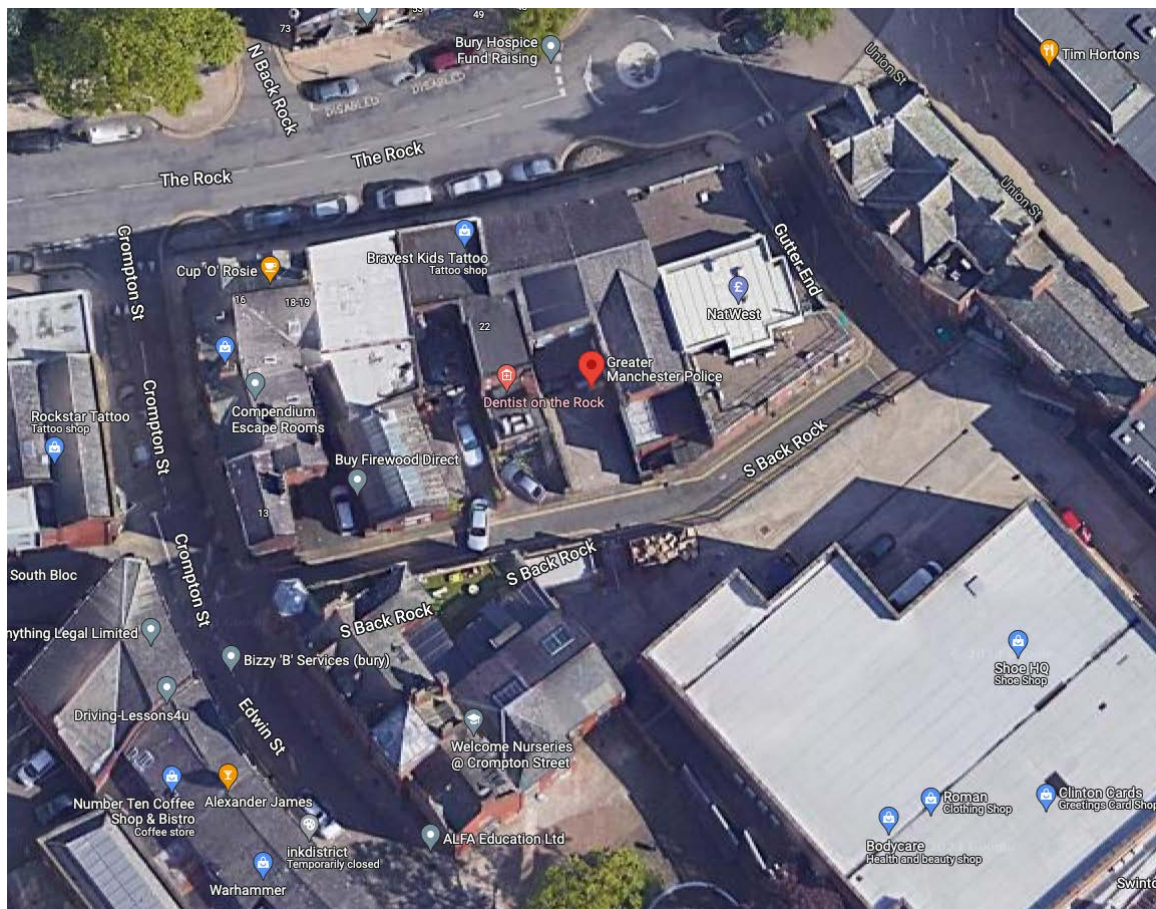
Application Site

The site is situated on a former Retail until over 2 levels, based at 30 The Rock, Bury. The building has been used from 2019 as a takeout planning class A3. Its former use was as retail prior to the planning approval in 2019. The premises has a private rear yard, accessed off S Back Rock.

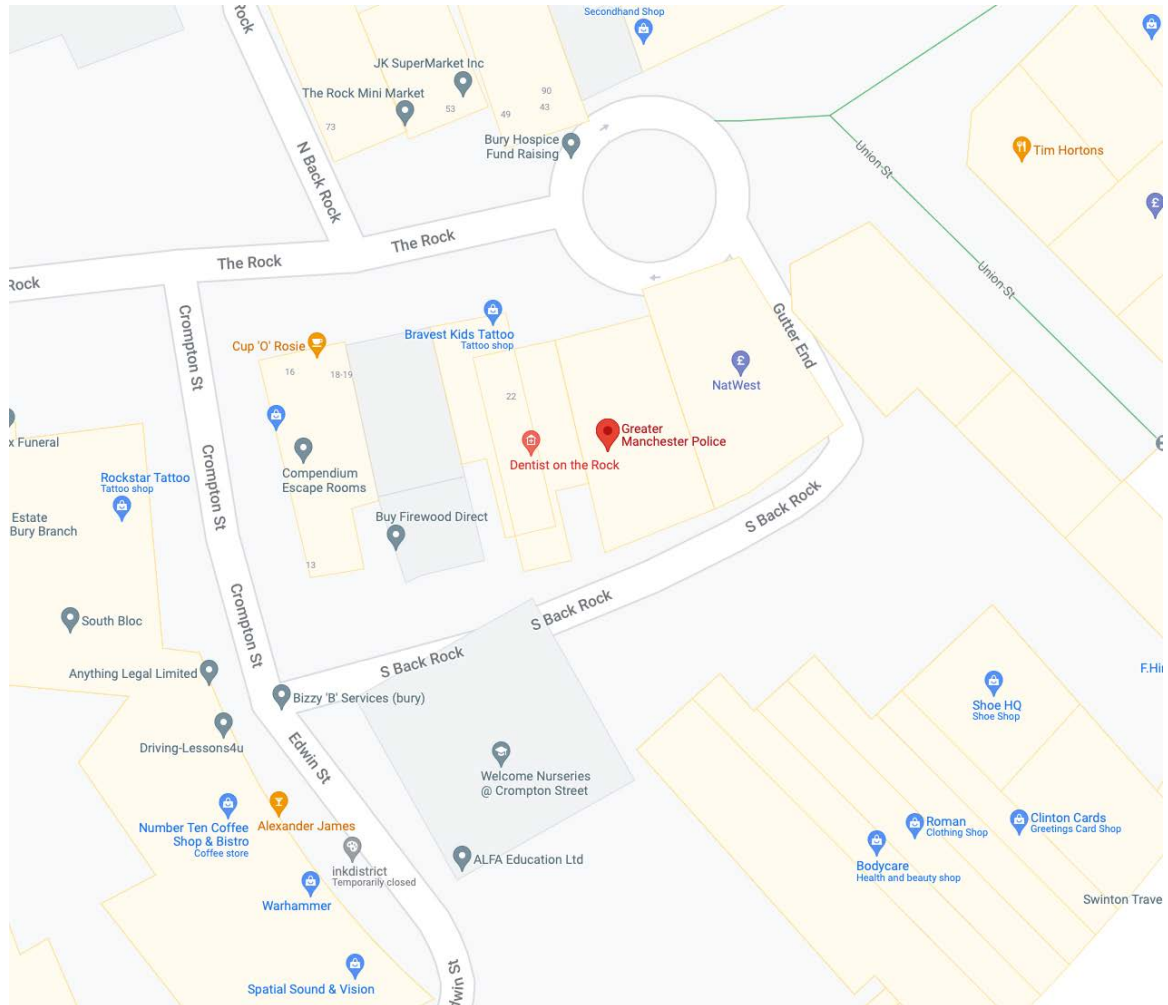
The building takes the form of a two storey, brick terraced property, located in a street frontage with a mix of commercial shops and financial institutions.

The site is situated in a predominantly commercial area, interweaved with residential apartments and the like, at first floor. The site is located in Bury conservation area. The local area consists of a variety of small business and drinking / eating establishments.

The property is of brick construction with a slate roof. The property is spread over 3 floors (basement, ground and first) with access to the property via main entrance from The Rock. A separate rear entrance, taken directly from the road, provides access to the ground floor. There is a separate metal staircase which serves the first floor.



Ariel photograph of site



Location Plan Extract NTS

Planning History

Upon checking Bury planning dept. history of the site, an application was made to change the use of the property from A1 to A3 (planning ref: 64103).

Details [Comments \(0\)](#) [Constraints \(10\)](#) [Related Documents](#) [Related Cases \(1\)](#)

Summary [Further Information](#) [Contacts](#) [Important Dates](#)

Reference	64103
Alternative Reference	Not Available
Application Received	Wed 17 Apr 2019
Application Validated	Fri 03 May 2019
Address	30 The Rock, Bury, BL9 0NT
Proposal	Change of use of ground and first floors from shop (Class A1) to dessert parlour (Class A3) with refurbishment of shop front
Status	Decided
Decision	Approve with Conditions
Decision Issued Date	Thu 20 Jun 2019
Appeal Decision	Not Available

There are 0 cases associated with this application.

There is 1 [property](#) associated with this application.

Design Considerations

The building is currently used as A3 takeaway over 2 floors.

The proposal is for a change of use of the first floor from A3 to form 2 no 1 bed self-contained apartments. The current first floor is no longer used and the area is too big for the current owners of the building. They are to utilise the ground floor only. This will also allow for any future expansion, due to the floor space available on this level. Given its use, the owners feels its impractical to provide all-inclusive access over 2 floors. This is for both staff and client. The size of the property, especially at first floor level, does not lend itself to a commercial use, mainly due to the lack of access.

On approval, this will help to supply a high demand for domestic rentals in the thriving community of Bury and surrounding areas. By increasing residential units close to the town centre, increases footfall and thus, a knock on effect for the requirement of services in and around the town centre business infrastructure.

The existing building layout at ground floor, will allow a separate self-contained entrance to the apartments, taken off the main frontage. A new doorway will be constructed with the entrance in line with the currently shop frontage design. The upper floor will be remodelled and internal renovated to modern standards whilst, retaining the external features of the building.

The area to the north east, is currently un-used. This will be fenced, gated and a bin storage area will be created for both the ground floor use and the residential units. There is no parking onsite given its prominent location in the high street.

Access

The building was never constructed to give access to the less abled although the stairs do comply with the ambulant access requirements. The building in its nature will not be fully accessible. Although access is limited, the requirements for electrical switches etc outlined in part M would be complied with.

Access to the proposal is via the formation of a new entrance in the existing shop frontage, taken from the main road.

The doorway will match the existing style of the façade. The corridor will satisfy current building control requirements.

This communal entrance will provide a separate entrance to the existing stairs to the first floor residential accommodation. The corridor will remove a small section of the A3 use to provide the separate access.

Apartment 1 will also benefit by utilising the rear stair, which leads to a balcony. The balcony will be enclosed with timber fencing to ensure privacy and safety of the end user. This section of the build, will have its existing window positions reopened to allow natural light into the property for apartment 1.

Refuse

There is a yard located along S back which contains the space for bins. This would then be brought onto S Back alongside the commercial bins for collection by the refuse department. Space is allowed in the rear yard for bins if it is required for the additional 2 flats.

Privacy

Due to the site location and building orientation, there are no privacy issues associated with the application.

In order to minimise any possible implications to the neighbours, construction will be carried out to the satisfaction of the local authority building control inspectors and will be sound tested to ensure sound leakage is reduced to a minimum.

Traffic

Given the existing approved use and its opening times, it is anticipated that footfall will be substantially higher during peak travel periods i.e. morning, lunch time and early evening than the proposed use.

However, as you will note, the property is located in the town Centre with access to buses and trins services, thus reducing the need for private cars.

Given the change in usage, the reduction of traffic in the change of planning class is clear to see.

Planning Policy**Development Plan Policy**

The proposal to introduction of more self-contained flats complies with the Bury UDP plan and various clauses SPD7, 13, 15 and SPG5 all contained in the UPD part 2 Housing.

The flats would all be self-contained with no shared communal activities. The street scene and general character would not be affected as the group of people who would occupy this residence would most likely be young workers who will walk/ cycle and use the public transport. The location means that the local amenities would be all within a walking distance and there will be no need for a vehicle/ parking spaces.

Other Material Planning Considerations**National Planning Policy**

National Planning Policy Framework

Conclusion

It is clear that the site suits residential due to its prime location., however the large space on the first floor level does not fit the audience that would occupy this type of accommodation (A3). By replacing this with two smaller self-contained flats, it would increase the occupancy of the building.

The proposal accepts and welcomes the responsibility of ownership of a building in the conservation area.

Indeed it is suggested that the most important factor is to preserve this building is to find an appropriate use that will ensure it is fully used. This would stop the building from deteriorating quickly.

The proposal identifies wasted space such as the first floor level and proposes 2 self-contained apartments within this space.

The proposed designed has very little alterations to the exterior and thus minimal impact on the conservation area.

Appendix

Supporting Documents

803-00	Location Plan
803-01	Existing Survey (part)
803-02	Existing Elevations
803-03	Proposed Site Layout
803-04	Proposed Internal Layout
803-05	Proposed Elevations

Photographs

Photographs





