



DESIGN AND ACCESS STATEMENT

8 Bell Lane Bury, BL9 6AR

Proposals

The application proposes the change of use from vacant shop (Class E) to a self-contained Flat (C3), on the ground floor of 8 Bell Lane Bury, BL9 6AR. The premises are surrounded by the well-established residential commercial properties. Amenity space and bin storage area is provided within the rear yard.

Site and surroundings

The site is located on Bell Lane Bury. The site boundary at the rear consists of brick wall, the surrounding area is characterized by traditional terrace residential properties. The site benefits from being within an established residential and commercial community. It is within easy walking/cycling distance of a range of local services/facilities including, post boxes, convenience stores, main bus routes. It is therefore evident the site is in a highly sustainable location.

Planning Policy

Bury Council Unitary Development Plan

Supplementary Planning Documents/Guidance

National Planning Policy Framework (NPPF) (March 2012)

Relevant national planning policy is set out within the NPPF. The following parts of NPPF are considered relevant to this application:

- Part 1: Building a strong, competitive economy;
- Part 4: Promoting sustainable transport;
- Part 7: Requiring good design;
- Part 8: Promoting healthy communities;
- Determining applications.

Evaluation

Principle of the development

The application site is previously used as an estate agent office, and now vacant from several months, located within an established commercial and residential and is within close proximity to a high number of services and facilities.

**Impact on the character and appearance of the area**

The proposed change would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to its design being reflective of existing properties locally.

The proposed change would not have an adverse impact on the character and appearance of the area and will integrate well into the urban grain.

Materials would match those of existing dwelling.

Of significant benefit is the removal of the shop appearance being vacant for several months and the provision of much needed of residential unit. This will improve the appearance of both the site and the street scene.

Impact on amenity

The amount of amenity space is favorable and will contain yard and bin space within the rear yard.

Impact on the highway

The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

Access

Access from Bell Lane to provide easy access.

Parking

There is space to park bicycle in the rear yard, however the site is situated with in a well-established area, very close to general stores, shopping centers, town center, and main bus route.

Waste Collection

According to council policies.

Flood Risk

The flood risk appears to be low.

Sustainability Appraisal and Energy Statement

Proposed windows will have double glazed units cavity filled with Argon gas for high performance.

Conclusion

The proposals will result in numerous benefits which are not significantly and demonstrably outweighed by any adverse impacts. The application should therefore be approved.