

Supporting Planning Statement

73199 - 194 Hornby Street, Bury

Residential Amenity

The proposal seeks to provide a high-quality three-bedroom House in Multiple Occupation (Use Class C4/Sui Generis as applicable) above retained commercial premises at 194 Hornby Street, Bury.

The proposed accommodation has been carefully designed to provide a good standard of living for future occupants. Each bedroom is of an appropriate size and benefits from its own en-suite bathroom, providing privacy and a high level of residential amenity. A shared kitchen and living area is provided to encourage communal living and social interaction.

The proposal utilises an existing building within the urban area and does not involve any significant external alterations that would adversely affect neighbouring residential properties. Existing window positions are largely retained, with new windows designed to match the existing building. No additional overlooking, overshadowing or loss of privacy beyond the existing situation will occur.

The development therefore provides suitable living accommodation whilst maintaining the amenity enjoyed by neighbouring occupiers.

Parking Provision

The site occupies a sustainable town centre location where opportunities exist to travel by walking, cycling and public transport. Due to the constraints of the existing corner plot and the retention of active commercial uses at ground floor level, no off-street vehicle parking is proposed.

The surrounding highway network provides unrestricted on-street parking opportunities and existing public parking facilities are available within the surrounding area. Given the modest scale of the residential accommodation (three bedrooms) and the highly sustainable location, the proposal is not expected to generate significant additional parking demand or have an unacceptable impact on highway safety.

Cycle Storage

Secure cycle storage is provided within the rear yard of the property. The cycle storage is conveniently located, secure and easily accessible for residents, encouraging sustainable methods of travel in accordance with local and national planning policy.

Refuse Storage

A dedicated refuse and recycling storage area is provided within the rear yard, separate from the cycle storage. This arrangement allows bins to be stored out of public view whilst remaining easily accessible for residents and collection operatives. The storage area ensures that waste management can be undertaken in a safe, hygienic and visually unobtrusive manner.

Transport and Accessibility

The site is located within a well-established urban area of Bury and benefits from excellent accessibility to local facilities and public transport.

The property is within comfortable walking distance of Bury town centre, where a wide range of shops, healthcare services, education facilities, restaurants and employment opportunities are available. Frequent bus services operate along Walmersley Road, providing connections throughout Bury and the surrounding area. Bury Interchange, offering both bus and Metrolink services to Manchester city centre and neighbouring towns, is also easily accessible on foot.

The site's sustainable location reduces reliance on private vehicles and supports the use of public transport, walking and cycling.

Design and Character

Externally, the proposal preserves the character and appearance of the existing building. Alterations are limited to the installation of new shopfront glazing, replacement windows and entrance doors that complement the existing architecture. The development represents a sensitive refurbishment of a prominent corner property and will enhance its appearance while securing its long-term viable use.

Conclusion

The proposal represents the effective re-use of an existing building through the creation of quality residential accommodation above retained commercial units. Appropriate provision has been made for cycle storage and refuse collection, whilst the sustainable location justifies the absence of dedicated on-site parking.

The development will make efficient use of previously developed land, contribute towards local housing supply, support existing commercial activity and preserve the character of the surrounding area. Overall, the proposal accords with the objectives of the National Planning Policy Framework and the relevant policies of the Bury Local Plan and is considered to represent sustainable development.