



Planning and Design and Access Statement

Ref: DA21066 – 79 Windsor Road, Prestwich.

Site address: 79 Windsor Road. Prestwich. Manchester. M25 0DB

Date: 1st November 2021

Proposal: Two story side extension

1. Introduction

1.1 This statement has been prepared in support of a Planning Application to extend an existing office suite and to create one new office suite.

1.2 The extension is to provide additional floor space for an existing office that is currently crowded. The space will allow the user to create a more spacious work environment for the existing company. The proposal also includes additional space on the ground floor that is not currently required by the existing users, so it will be offered as separate office suite. In the future this space could also be used by the existing users on site.

1.3 The extension will occupy an area that is currently vacant and not used at all.

2. Location

2.1 The area is predominantly residential, consisting of houses which are semi and detached. Whilst the area is mainly residential, there is a parade of commercial properties along the road. These commercial properties serve the community surrounding it. On this parade are amenity retail such as a butchers, hair salon and food mini market. In addition there are several professional services and other office businesses on the parade. The users of the offices and the commercial spaces are mainly from the immediate residential area.

2.2 There is an ally to the rear that all the neighbouring properties use for access to the rear yards and bin store etc. There is generally on street parking spaces available in front of the parade of commercial properties.

2.3 There are two office suites in the site at the moment. Both suites access from the same entrance off Windsor Road. The ground floor is occupied by a construction company called



All Inside. The first floor is occupied by the landlord, which is Benrob Estates who do property management and development.

3. The proposal

3.1 The proposal is to create a two story extension to the existing building. The ground floor will be a new standalone office suite and the first floor will be an extension of the existing first floor office suite. Access to the ground floor will be via a new entrance fronting Windsor Road. Access to the first floor will be via the existing first floor office of 79 Windsor Rd. There will be a separate access to the first floor also from Windsor Road but this is not intended for general use.

3.2 The materials for the new office will be facing brick, concrete tiles and high quality aluminium window frames – to match the existing building. The overall appearance of the office compromising of the entrance door on the right and left side of the building with a large store front window in the centre. The new windows are to match the existing in proportions and appearance.

3.3 The depth and width of the proposal is slightly smaller than existing building and the proposed building is not higher than the existing building.

4. Landscaping and parking

4.1 To the rear of the site will be a bin and bike store. Access to the rear is via the rear ally way-off Downham Crescent, which is accessible for all occupiers of the commercial parade.

4.2 A separate Transport report that assess the impact of the proposal on local highways is attached.

5. Planning policy

5.1 A consistent theme running through the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. Examples of this are as follows.



- 5.1.1 Paragraph 15 of the NPPF states that the planning system should “provide a positive vision for the future of each area; a framework for addressing... economic priorities; and a platform for local people to shape their surroundings.”
- 5.1.2 Paragraph 32 of the NPPF states that development strategies “should demonstrate how the plan has addressed relevant economic...objectives”
- 5.2 Bury’s Unitary Development Plan (UDP) acts as a guide for future development and forms the basis for the council’s decisions on planning applications.
 - 5.2.1 The UDP’s economic policies are “delivering a strong, responsive and competitive economy and...economic growth in order to create jobs and prosperity.”
 - 5.2.2 The UDP Policy EC4 states that the council will ensure that the needs of small and growing businesses are met by looking in favourably on proposals for such developments, where these do not conflict with other policies and proposals of the plan.
 - 5.2.3 The UDP Policy EC4/1 states that “the proposal for small businesses will be acceptable when the scale of the development is appropriate to and the use is environmentally compatible with the surrounding area in which it is to be located, and where they do not conflict with other policies and proposals of the plan”.
 - 5.2.4 The UDP Policy EC5 states that the “Council is concerned to attract new office development and will support proposals for such development in appropriate locations. This approach is consistent with the NPPF’s aim of building a strong, responsive and competitive economy.”
 - 5.2.5 The UDP Policy EC5/3 states that outside town and district centres and sites identified for office use, will not be permitted except for: small scale developments providing a direct service to a local area; refurbishments or conversion proposals which would result in the retention of buildings of architectural or historic interests; Proposals for office type homeworking where existing residential amenity would not be adversely affected.



- 5.2.6 The UDP Policy EC7 states that the design should “minimise conflicts with the surrounding environment and to ensure satisfactory standards of design. Ensuring appropriate design in terms of criteria such as materials, access, parking and landscaping.
- 5.2.7 The UDP policy TC2 states that the Boroughs town centres will be encouraged to develop as the principal focal points for cultural, leisure, business and professional services, commercial and retailing activities. Development proposals which will have a detrimental effect on the vitality and viability of these centres will not be permitted.

6. Planning policy appraisal

- 6.1 The application represents a consolidation of a commercial site in an established and sustainable location. The site is surrounded by other commercial properties. The site suitably located to accommodate an office extension of this nature and as such reinforces the aforementioned overarching provisions of the NPPF.
- 6.2 The application proposes a design that is in line with the UDPs economic policies by encourages economic growth within the area, as well as creating jobs for the surrounding residents.
- 6.3 The site is an appropriate location for an office extension given that the surrounding sites are a parade of commercial properties which in turn serve the area surrounding it in accordance with Policy EC5.
- 6.4 The proposal has minimal effects on the surrounding environment given that it will not create increased activity as it is an office extension, while keeping in line with the existing materials that are being used within the area
- 6.5 In accordance with Policy EC4/1 the proposed development is a small extensions which would be an appropriate scale within the surrounding environment that it is located in.
- 6.6 In accordance with Policy EC5/3, TC1 and TC2, the proposed office space is 110m² which is a small scale proposals. This therefore should be considered as an exception to preference of being located within the town or district centre. The application is easily and sustainably accessible by foot within the surrounding areas.



6.7 The proposed extension will provide a staff room, additional bathrooms and an extension to the office space. The proposal will not fundamentally change the businesses operations however it will enhance the existing employee's facilities.

6.8 In summary, the proposed office extension is appropriate in principal. The development is compatible with the neighbouring and surrounding residential properties and will not harm Bury's town centres. On this basis the application proposal is consistent with UDP policies EC4, EC4/1, EC5, EC5/3, TC1 and TC2.

7. Conclusion.

7.1 This proposal brings into use a piee of land that is currently not used. The site is currently in commercial use and the proposal is consistent with the existing use. The proposal will help an existing business operate and give other employment opportunities in this sustainable area. We look forward to working with the council so this application can be approved and this proposal deleivered in short time.