



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application to determine if prior approval is required for a proposed: Change of use from
Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 3, Class MA

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	83
Suffix	
Property Name	
Address Line 1	Bolton Street
Address Line 2	
Address Line 3	Bury
Town/city	Ramsbottom
Postcode	BL0 9HY

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
379017	416648

Description

Applicant Details

Name/Company

Title

Ms

First name

Natalie

Surname

Gill

Company Name

Address

Address line 1

161

Address line 2

Bolton Street

Address line 3

Town/City

Ramsbottom

County

Country

Postcode

BL0 9JD

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

07971394326

Secondary number

Fax number

Email address

natalie_gill@hotmail.com

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Please note: Eligibility questions relating to the current building being vacant for 3 months, and it's floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020
 - Shops (Use Class A1);
 - Financial and professional services (Use Class A2);
 - Food and drink (Use Class A3)
 - Business (Use Class B1);
 - Medical or health services
 - Non-residential institutions (Use Class D1(a));
 - Crèche, day nursery or day centre
 - Non-residential institutions (Use Class D1(b));
 - Indoor and outdoor sports
 - Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
- For periods from 1 September 2020
 - Commercial, Business and Service (Use Class E)

☒ Yes

☐ No

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

☐ Yes

☒ No

The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

☐ Yes

☒ No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard](#)?

☒ Yes

☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes

☐ No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

☐ Yes

☒ No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains two or more dwellinghouses, and is:

- 18 metres or more in height (as measured from ground level to the top floor surface of the top storey of the building); or
- contains 7 or more stories.

☐ Yes

☒ No

NOTE: More details on how to measure height and stories are available in paragraph (7) of [Article 9A of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and [the related government guidance](#).

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

The property is a terraced house within a row of residential dwellings. The property is a mixed use property, with the ground floor commercial and the upper floors residential. The ground floor of the building was previously used as a private dental surgery for c6 years, until around September 2024, and was then adapted, by the previous owner, and used briefly a tanning salon, but is currently empty. The upstairs living quarters of the mixed use property have not been habited since September 2022.

The proposal is to revert the ground floor of the property back to its original use, and for the entire property to be returned to a single dwelling house.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

All habitable rooms will have a window of a suitable size.

All habitable rooms assessed, in line with BS EN 17037 standards, with 100% compliance with daylight illuminance targets. Please see floorplans which include window placement.

Main living room, kitchen-diner, and utility room assessed for direct sunlight, and received +1.5 hours of direct sunlight, assessed on 01 February and on 18 June 2025.

All Habitable rooms assessed for direct sunlight and indirect light checked, and all received +1.5hours of direct sunlight, assessed on 01 February 2025 and on 18 June 2025.

What will be the net increase in dwellinghouses?

0

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

- The site will be accessed from Bolton Street. The road allows for two lanes of traffic as well as on street parking on one side.
- There is sufficient space to safely locate a skip on the road directly in front of the property.
- Any material deliveries will be planned outside of peak rush-hour times to mitigate possible impacts on other road users.
- Contractors will be asked to avoid on-street parking where possible, to mitigate the impact on neighbouring properties.
- There is rear access to the property and this was assessed for suitability as the main access point, however, it was deemed unsuitable due to restricted access and obstructions.
- There is a rear yard to the property and this yard will be used for undertaking cutting and assembly, so as to maintain clear and safe access at the front of the property.
- The pedestrian highways will be kept clear and unobstructed
- The property is currently undergoing urgent repair works to replace guttering (front and rear), which has been leaking onto the highway, and to repair the chimney and roof (rear). Scaffolding has been erected with the appropriate permit to undertake these repairs, and this has not unreasonably impacted any transport of highways.

Please provide details of any contamination risks and how these will be mitigated

No contamination risks anticipated. This proposed development is to revert a building to its original use. The property was previously used as a dental practice, and more recently, internal works were undertaken by the previous owner to use the building as a tanning salon. No additional contamination factors to consider.

All building work to be undertaken in accordance with British Standard codes of practice and statutory requirements.

Please provide details of any flooding risks and how these will be mitigated.

The building is not located in a flood risk area.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

Not applicable. The proposal is to restore the original use of the property, that of a single dwelling house, within a row of dwelling houses. No commercial premises are located within the immediate vicinity of the property.

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

The development will not impact the character of the building, and therefore the area, as the proposal is to restore the property to its original use, which is a dwelling house in a row of other dwelling houses. The impact could be argued a positive one due to returning the property to its original use..

The existing front door will be reconditioned and retained. Windows will be replaced to improve the energy efficiency of the property. Window replacements will be done in keeping with the other properties on the row eg sash horns/sash style windows to be used. No other impact anticipated.

Previous signage relating the the dentist/tanning shop was already removed prior to the property being acquired.

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

Not applicable

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

Not applicable, no current tenant. The building was previously used as a private dental practice, however, the previous owners removed all equipment and reception desk area etc, leaving an empty shell of a property.

Since the previous dental practice moved out, the property was subsequently internally altered and let out, by its previous owners, for use as a tanning salon, however, this tenancy has ended.

No services have been provided from the property in the past 12 months.

Additionally, the building is in a poor state of repair with damp, leaking gutters, leaking chimney, causing water ingress to the ground floor chimney breast walls. The building is not fit for purpose as a health/dental practice.

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name: Number: 83 Suffix: A Address line 1: Bolton Street Address Line 2: Ramsbottom Town/City: Bury Postcode: BL0 9HY

Declaration

I/We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Natalie Gill

Date

18/06/2025
