

RESIDENTIAL STANDARDS FOR 11 BOLTON STREET, BURY, BL9 0EY

INTRODUCTION

Bury Council adopted the Nationally Described Space Standards (NDSS) for all new residential homes in the authority. This means that Level 1 Accessibility requirements apply to all homes. Additionally, Level 2 applies to 10% of new homes on schemes of over 10 homes, and Level 3 (fully accessible) applies according to the Local Plan requirements.

Building conversions and change of use should comply at least with the NDSS Level 1. Officers should justify deviation from these standards with sufficient evidence to demonstrate any viability issues that lead to non-compliance with the standards.

THE PRINCIPLE OF THE PROPOSED DEVELOPMENT

Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise.

National policy on residential development is contained within the National Planning Policy. In order to promote more sustainable patterns of development, the NPPF makes it clear that the focus for additional housing should be on existing towns and urban areas. It is important that new housing is located where it is accessible to jobs, shops and services by modes of transport other than the car. The inefficient use of land should be avoided and to this end maximum use should be made of previously developed land.

It is acknowledged that the Council is not able to demonstrate a 5-year supply of deliverable housing sites (currently the Council is able to demonstrate a 3.7-year supply). This represents a housing shortfall. In this circumstance, paragraph 11d of the NPPF indicates that the policies that are most important for determining the application should be regarded as out-of-date and that permission should be granted unless:

- i) The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

ASSESSMENT OF THE PRINCIPLE OF THE PROPOSED DEVELOPMENT

The application site is within the Town Centre. The site is sustainably located within the urban area, well served by public transport with good public transport links and close to shops and local amenities. With regards to the site's location and the redevelopment of an existing building, it is considered that this is compliant with PfE policies JP-H1, JP-P1 and JP-S1.

NDSS

All areas include an allowance of 0.5m² for fixed services and equipment such as hot water cylinders, boilers and heat exchangers.

Gross areas per dwelling type (m²) = 1 bedroom, 2 storeys – NDSS 58m² & Commercial housing 52m²

A complete breakdown of dwelling types, by tenure have been provided on the floor plan of each dwelling type at scale at 1:100. The plans show the number of bedrooms and bed spaces provided, the gross internal floor area in m², the floor areas of all rooms and storage cupboards in m². Detailed bathroom and WC/cloakroom layouts are on the proposed plans and in sufficient detail to demonstrate how the spatial implications of the Accessibility Standards (Levels 1) have been met. Fully furnished layouts of other rooms are also on plan where necessary to demonstrate that the Accessibility Standard have been met.

The Floor plans show the full set of furniture and fixtures, as specified in the Illustrative Technical Standards (DCLG; 2013). The plans also show activity and circulation space set out in Appendix B2 of the Illustrative Technical Standards (DCLG; 2013).

APPROACH ROUTE

All approach routes should be step-free where practicable with shallow gradients.

External steps forming part of an approach route should meet the DCLG (2013) technical criteria.

All openings & doorways within the approach route has a minimum clear opening width of 900mm.

COMMUNAL ENTRANCE

All doors have a clear opening width of at least 800mm as well as an Accessible threshold.

The entrance area will be well lit, with Passive infra-red activated lighting to the outside of the principle entrance.

The communal entrance provides a level external landing area at least 1200mm wide x 900mm deep and fully covered.

COMMUNAL STAIRS

The new communal stairs are compliant with Part B of the Building Regulations and meet the DCLG (2013) technical criteria.

PRIVATE ENTRANCE

The private entrance provides a level external landing and a door with a clear opening width of at least 800mm.

CIRCULATION AREAS

The existing private stairs comply with Part K of the Building Regulations and provide a minimum clear flight width of 900mm measured, and is capable of accommodating a stair lift. All halls and landings within the entrance floor, and the principal floor provide a clear width of at least 900mm.

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LIVING, DINING, KITCHEN AREAS

Clear access zones and clear access routes are not compromised by furniture, radiators or other fixed obstructions.

INTERNAL DOORS AND DOORWAYS

Within the entrance floor, the doorway to the habitable room, the kitchen, and the room containing the WC provides a clear opening width of 750mm.

LIVING, DINING, KITCHEN AREAS INCLUDING GLAZING HEIGHT REQUIREMENTS

The habitable room is provided on the entrance floor, or the principal floor. The kitchen provides at least 1200mm clear space in front of, and between, all kitchen units and appliances. The living/kitchen window facing east is adjacent to the neighbouring outrigger at no.53, therefore natural light is limited. However, in terms of outlook, this is justified to be acceptable. The bathroom window would be obscure glazed and face directly to the outrigger at no. 53, this would also be considered acceptable.

SANITARY PROVISION INCLUDING WC/CLOAKROOMS & BATHROOMS

Every home, as per NDSS requirements should provide a Type 1 WC and basin on the entrance floor, or the principal floor where this is not the entrance level.

SERVICES, HEIGHTS OF SWITCHES, CONTROLS & HANDLES

The consumer unit will be mounted with their centre line at 1350 - 1450mm above floor level, in accordance with *Part P of the Building Regulations*.

Switches, stopcocks and controls will be located between 450mm and 1200mm above floor level and at least 300mm (measured horizontally) from an inside corner, wherever practicable.

PRIVATE OUTDOOR SPACE

No specific requirements for requested for private outdoor space. An interface distance of at least 21m exists between the proposal and neighbouring occupants from across the road.

IMPACT ON LIVING CONDITIONS

Policy JP-P1 “Sustainable Places” for Everyone contains 17 principles of good design. Of particular relevance to this proposal in terms of its impact on the amenity of future occupiers and neighbouring residents are the principles that the proposal should be:

- comfortable and inviting, with indoor and outdoor environments that offer a high level of amenity
- Paragraph 2.33 of Places for Everyone states the Development Plan will need to deliver the highest possible quality of life for all residents.
- Paragraph 7.33 of Places for Everyone notes that the UK has the smallest average new-build dwellings in Europe and cost considerations for both developers and households are placing further downward pressure on dwelling size. The proposal will achieve minimum standards that will help to ensure that it is able to meet identified needs and contributes to rather than detracts from the relative attractiveness of Greater Manchester as a place to live.
- Policy JP-H3 "Type, Size and Design of New Housing" states that all new dwellings must comply with the nationally described space standards. This Residential Standards Statement contains evidence of compliance with the national minimum space standards and the interface and amenity spaces standards together with how this has been worked out and a schedule of unit sizes together with evidence of the consideration of access to natural light, outlook and the protection of privacy.
- the Council will ensure that new development is compatible with surrounding land uses and occupiers and

protects amenity and privacy. Paragraph 135(f) of the National Planning Policy Framework states that planning decisions should ensure that developments should (amongst other things) create places with a high standards of amenity for existing and future users.

- Paragraphs 124 to 126 of the National Design Guide state that good design promotes quality of life for the occupants and users of buildings. The proposal will have good ventilation, avoid overheating, minimise sound pollution and have good air quality.

IMPACT ON THE HIGHWAY

Objective 6 of Places for Everyone promotes the sustainable movement of people, goods and information by enhancing the existing transport network, focusing new development within 800m of sustainable transport hubs, ensuring that new development is designed to encourage and enable active and sustainable travel and ensuring that new development provides opportunities for affordable, high quality digital infrastructure.

The site is within , with good access to public transport – it is within a 10-minute walk of , which offers transport links to Manchester,

Due to it being within the Town Centre, the site also has good access to services such as shops, with both and being within a 10-minute walk away.

As a result, the development would be in compliance with the aforementioned policies and therefore considered acceptable.

IMPACT ON ACCESSIBILITY & ADAPTABILITY

Policy JP-H3.2 of Places for Everyone (Type, Size and Design of New Housing) states that all new dwellings must be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

Proposed Condition

- (a) The detailed design for each dwelling hereby approved shall meet the M4(2): Accessible and adaptable dwellings standard of Approved Document M: Access to and use of buildings of the Building Regulations 2010 (as amended).
- (b) No above ground works will take place until written confirmation from the appointed building control body has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- (c) The development will be carried out in accordance with the details approved under part (b).

The statement will engage with the principles of M4(2). It should be structured under the headings of Access to Dwelling, Parking, Entrance, Circulation, Bedrooms, Sanitary Facilities, Bathrooms and should demonstrate that the author of the statement is familiar with the requirements of M4(2) in terms of these issues.

IMPACT OF NOISE

Core Strategy states that the Council will ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, and that it should not generate unacceptable nuisance or noise pollution.

PfE Policy JP-C8 of Places for Everyone seeks to deliver high quality, attractive, liveable and sustainable environments by ensuring that Construction Management Plans are produced for developments, where appropriate, to mitigate environmental impacts including noise on the surrounding area.

Paragraph 187(e) of the National Planning Policy Framework states that planning decisions should contribute to and enhance the local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution. Development should, wherever possible, help to improve local environmental conditions.

NPPF Paragraph 198 states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.

NPPF Paragraph 200 states that planning decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.

The Noise Impact Assessment attached to this proposal takes account of:

- BS 8233:2014 Guidance on sound insulation and noise reduction for buildings
- BS 5228:2009 Code of practice for noise and vibration control on construction and open sites
- BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound Noise Assessments has been prepared by a suitably qualified acoustician. They have measured and described the existing noise environment, the potential noise sources from the proposed development or the existing noise sources likely to affect the development, together with any mitigation measures.

No mitigation measures have been recommended, with a positive sound assessment conclusion.