

DELEGATED REPORT

Report by Claire Booth	Date of report: 16/01/2026	Ref: 72509/FUL
Registration: 25/11/2025	LDfC: 17/12/2025	Expiry Date: 20/01/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: COUS

Proposal: Change of use from a barber shop (Class E) to a residential dwelling (Class C3)

Location: 32 Bolton Road West, Ramsbottom, Bury, BL0 9ND

Description

The application site relates to a mid-terrace property at 32 Bolton Road West, which is located within an allocated Local Shopping Centre (LC01 - Bolton Road West/ Bolton Street, as defined within the adopted Development Plan and is currently in a mix use. The front ground floor room of the property is in use as a Barbers, which falls within Class E of the Planning Use Classes Order (as amended), with the remainder of the property in use as a 3 bedroom residential dwelling (Use Class C3).

Planning permission is sought to change the use of the front ground floor room to Class C3 use so the whole of the property would be a dwelling (Use Class C3).

Amended plans have been received showing where existing bins serving the property are kept and showing the proposed bin storage location, to demonstrate that bins would not be stored on the adopted highway.

Relevant Planning History

The Council holds records indicating that the Barbers use of part of the ground floor of the property commenced in 2013. Prior to this the property was wholly in residential use.

Publicity

6 adjoining and nearby properties were notified about the proposal on the 27 November 2026.

No representations have been received.

Statutory/Non-Statutory Consultations

Traffic Section - Requested the existing and proposed site plans are corrected showing the location of refuse bins.

Waste Management - No comments or observations received.

Property & Technical Services - Estates Consultancy - No comments or observations received.

Environmental Health - Pollution Control - No comments or observations received.

Pre-start Conditions - Not applicable.

Development Plan and Policies

S1/4 Local Shopping Centres

H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can

to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Assessment

Principle of Development

The application site is located within the Bolton Road West / Bolton Street Local Centre, as defined within the adopted development Plan, and, as such, the proposal should be considered against UDP Policy S1/4: 'Local Centres'.

The existing property is located between a property in use as a cycle repair shop and a dwelling house.

Policy S1/4 states that the Council will seek to maintain and enhance local shopping centres. The main emphasis of the policy is on consolidation and enhancement of existing retail provision.

The site is not currently in a shopping use as the property has an authorised use as a restaurant use. Given this, the proposal would not conflict with UDP Policy S1/4.

To conclude, there are no local planning policies to resist the loss of the commercial space at ground floor level within the Bolton Road West / Bolton Street Local Centre. Moreover, prior to the Barber use of the front room of the property commencing in approximately 2013, this property was solely in residential use. The property would thus return solely to that use.

Impact on the amenity of neighbouring properties

UDP Policy H2/4 requires applications for conversion to have regard to the effect on the amenity of the neighbouring properties through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes.

The property is already primarily used for Class C3 purposes with access to the existing residential accommodation being via the front door. This proposed change of use would not change this situation. The proposal would therefore cause no demonstrable harm to the amenities of the adjoining neighbour. The proposal therefore accords with UDP Policy H2/1.

Layout and visual amenity

Except for the removal of the shop signage, there would be no other changes to the external appearance of the property.

Whilst the property has a private rear yard area, there is no access to this space other than through the property. The bins for the existing property and business are therefore stored at the front of the property within the enclosed frontage. This situation would not change as a result of this proposal.

For this reason and the fact the property has no accessible external access to the rear yard area, the proposal physically cannot provide the cycle storage requirements set out within SPD11.

Taking account of the above, the proposal is considered to be acceptable and accords, as far as it physically can do with, UDP Policy H2/2.

Highway Safety Matters

The property is located on one of the boroughs key transport routes which has a frequent bus service runs along which provides buses to Bury and Walshaw. Bury is the boroughs town centre.

The proposed change of use would remove customers from going to the property and therefore the loss of this commercial property would reduce the pressure on on-street car parking provision. As the property is already in residential use, there would be no material change to the impact on the highway network and on-street car parking provision resulting from this proposal.

Carbon and Energy

The proposed development involves the reuse of the existing building, with only minor internal modifications required to accommodate the proposed full residential use of the property. The design approach seeks to minimise energy consumption by both utilising the existing building and improving the thermal performance of the building where practicable, including insulation of the roof, floors, and walls in line with the 2022 Part L Building Regulations. Energy-efficient lighting and appliances is also to be installed, and the heating system will utilise a modern, efficient solution, such as a condensing boiler or an air-source heat pump where feasible, to ensure comfort while reducing energy demand. Water efficiency will also be enhanced through the installation of low-flow sanitary fittings, further contributing to energy savings.

The development would comply with the 2022 Part L Building Regulations by providing a thermally efficient building envelope, optimised mechanical and electrical systems, and energy-efficient lighting and appliances, while also ensuring appropriate air-tightness and ventilation. As this is an existing building with no on site parking, the installation of an electric vehicle charging point within the property is not practical. Nevertheless, the reuse of the existing building reduces embodied carbon, minimises operational energy demand, and incorporates sustainable technologies, demonstrating compliance with the broader objectives of PfE Policy JP-S2: Carbon and Energy.

Digital Connectivity

The proposed development will also comply with PfE Policy JP-C2 by ensuring that residents have access to high-quality digital infrastructure. The dwelling will be connected to the local full fibre broadband network where available, providing gigabit-capable internet services directly to the premises. Internal wiring will be installed to a standard that supports high-speed internet access in all rooms, ensuring operational connectivity and future flexibility. Accessibility to multiple network providers will be maintained where feasible, offering choice and competitive broadband services. The installation of robust and future-proof digital infrastructure will allow for straightforward upgrades to higher bandwidth in the future, ensuring that the property remains compatible with evolving digital needs. This approach ensures that the development fully meets the requirements of PfE Policy JP-C2: 'Digital Connectivity'.

Protected Species

As the upper floor of the property is already occupied as a dwelling and no works are proposed to the roofscape, the proposal would have no impact on any protected species using the property as habitat space. The proposal is therefore also acceptable in this regard.

Conclusion

Whilst it is regrettably to lose a commercial property within an allocated Local Centre, the Council has no policies to resist the proposed loss of this commercial/ retail space.

The change of use of the part of the front ground floor room of the property which is in use as a Barbers to incorporate into the existing dwelling occupying the remainder of the property would not cause any demonstrably harmful issues. It is therefore recommended that the application be approved.

Statement in accordance with Article 35(2) Town and Country Planning (Development

Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This permission relates to the following plans:

Drawing no. 1611 - 02-02-02 Rev. B: Proposed Site Plan;
Drawing no. 1611 - 02-03-02: Proposed Floor Plans; and,
Drawing no. 1611 - 02-04-01: Elevations.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and Places for Everyone Joint Development Plan.

- 3 The premises to which this approval relates shall be used for Class C3(a) purposes and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy EN1/2: Townscape and Built Design.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	16.01.2025		