

**DESIGN & ACCESS PLANNING STATEMENT TO SUPPORT THE CONSIDERATION OF A PLANNING APPLICATION
THAT PROPOSES THE ERECTION OF A 2 STOREY BUILDING TO FORM OF 4 X 1 BEDROOM SELF CONTAINED FLATS AT
WOOLFELD HOUSE, WASH LANE, BURY, BL9 6BJ**

PREPARED BY MR MIKE CARR MSc MRTPI

MAT DESIGN LIMITED

PROPOSED DEVELOPMENT: -

FORMATION OF 4 1 BEDROOMED SELF CONTAINED FLATS

PREPARED ON BEHALF OF:-

NK ARCHITECTURAL

DATE:

APRIL 2023

1. INTRODUCTION

This Statement has been prepared by MAT Design Limited on behalf of NK Architectural and forms part of the planning application submission to Bury Metropolitan Borough Council that proposes the erection of a 2 storey building to form 4 x 1 bedroomed self-contained flats to the lower floor of the building

Overall, this planning statement, when considered in conjunction with the supporting plans and statements, will identify all the relevant material planning considerations, along with national and local planning policy frameworks that are applicable to the development, then seek to assess all of the principal planning issues attached to the consideration of the planning application. In particular, this statement will consider the following matters:-

- Whether the proposals accord with the National Planning Policy Framework (NPPF) 2021 and represent a sustainable form of development and,
- Whether the proposals are consistent with the adopted development plan, which is made up of The Bury Local Plan and the Bury Unitary Development Plan and;
- A range of adopted Supplementary Planning Documents (SPD's) that provide more detailed guidance in relation to the design and layout of new residential development.

2. THE SITE AND ITS SURROUNDS

The application site forms part of the curtilage of a flat development site that is located to the north side of Wash Lane, with access to and from the application site being taken from Wash Lane. This is a through route from Bury town centre to the surrounding motorway network.

Built development on the application site comprises of a 2 storey building in an 'L shape' form, which is centrally located within the site. This building was a former residential care home that has the benefit of planning permission (66090/FUL), to change the use of the building into 9 x one bed apartments and 2no. two bed apartments on 18/6/2021. The site, which is nearing completion, also provides vehicle circulation space is available around the building and this area also provides 11 residential parking spaces, along with a bin store and secure cycle parking areas. These areas would not be compromised by this development.

The immediate surrounding area is mixed in character, with residential terraced properties being located to the east and west, whilst St Paul's Court and its grounds are located directly to the north. St Pauls Court was formerly St Pauls Church (a Grade II listed building, which was converted into apartments in Spring 2005. Opposite the application site is an old mill, which is locally listed and is in use for commercial and business units.

In terms of the setting of the site in the wider area, this site is not isolated and is located close to local services, schools, medical facilities and public transport. As such, the development site can be described as being located in a sustainable location for purposes attached to the consideration of this planning application.

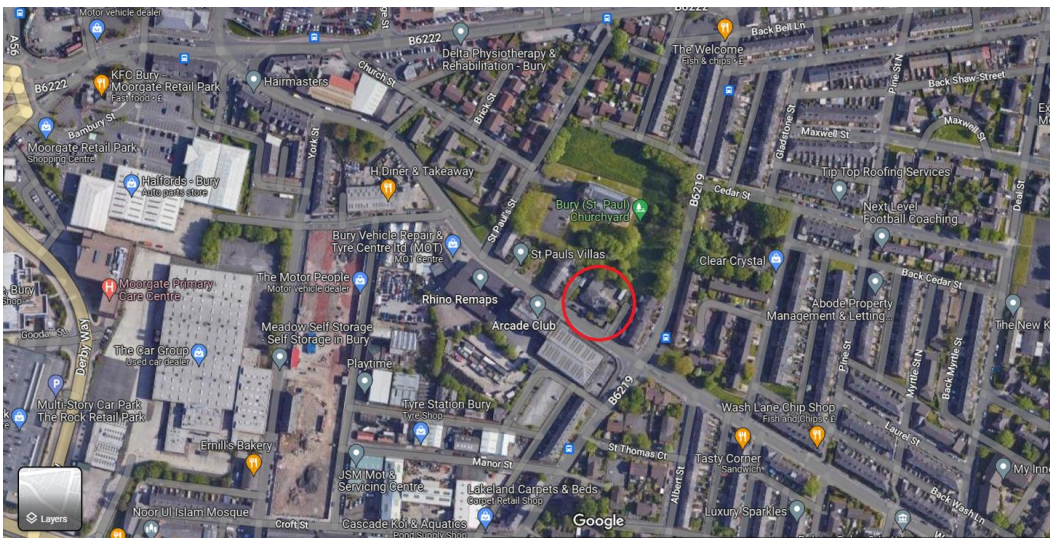


Image 1 – The application site in its wider setting circled red



Image 2 – The application site in its immediate setting circled red

3. RELEVANT PLANNING HISTORY

Planning permission (66090/FUL) - Approved the change of the building into 9 x one bed apartments and 2no. two bed apartments on 18/6/2021. This development is nearing completion

4. THE PROPOSED DEVELOPMENT

The proposed development would include the erection of a rectangular 2 storey building along the eastern boundary of the site, and would provide floor space to allow for the formation of 4 self-contained flats, set over the 2 floors. 2 additional car parking are also proposed within the site, which would not compromise circulation or the car parking layout that was approved via planning permission 66090/FUL. Additional secure cycle spaces can also be accommodated within the site, should this be required by the Local Planning Authority.

Each of flats would which would have a floor space of 37m², so as to meet the minimum standard for this type of development, and would provide 1 bedroom, a shower room and a living/kitchen area. Each habitable room would be served by natural light and the window openings are positioned so as not to compromise existing and proposed residential amenity. The positions and outlook of these windows can be altered if this be required by the Local Planning Authority.

5. THE APPLICATION SITE LAND USE ALLOCATION

The application site is shown as unallocated on the Bury UDP Proposals Map, which also identifies that the site is not restricted by other land use planning constraints such as flooding, countryside or green belt. In addition, there are no protected trees on the site.

St Pauls Court (Church) is a Grade II listed building, and is located to the north of the property and the curtilage of St Pauls Church forms the northern boundary of the site.

The impact of the proposed development on the Grade II listed building (The Heritage Asset) is considered in the Heritage Assessment that accompanies the planning application.

6. THE NATIONAL & LOCAL PLANNING POLICY FRAMEWORK ATTACHED TO THE CONSIDERATION OF THIS PLANNING APPLICATION

The NPPF sets out the Government's economic, environmental and social planning policies for England, and these policies articulate the Government's vision for sustainable development which should be interpreted and applied in determining planning applications.

The National Planning Practice Guidance (PPG) adds further context to the NPPF and it is intended that the two documents should be read together, thereby achieving a sustainable form of development as described in paragraph 8 of the NPPF. In addition, the National Design Guide provide further advice on what elements are considered to make up good design within the setting of any particular site, whether it be urban or rural.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Local Planning Framework is made up of the Wirral Unitary Development Plan and the SPD Wirral SPD2 - Designing For Self-Contained Flats. Whilst some of the LPA Policies are out of date when compared against the current NPPF, we consider that the adopted Policies positively reflect current national guidance.

7. PLANNING APPRAISAL

Having regard to the planning policy context set out within the previous sections of this statement, the key planning matters requiring consideration in the determination of this planning application include:-

- The Principle of Development.
- Achieving Sustainable Development.
- Design Character & Design Principles.
- Residential and Area Amenity.
- Accessibility.
- Transportation, Highways and Car Parking.
- Bin Storage.
- Landscaping

- Flood Risk & Drainage.
- Heritage Matters.
- Tree and.
- Ecology.

The Principle of the Development

The application site is located in an area of Bury that has a range of mixed uses, including residential accommodation that is located to the north east and south west boundaries of the site. As such, and we consider the proposed residential development would respect the character of the area, whilst the design and layout would not result in any demonstrable harm to the living conditions of neighbouring properties, the occupiers of the proposed flats or towards the character and appearance of the area. As such, we consider that, the principle of the development is supported by the both the local and national planning policy framework.

Achieving Sustainable Development

The proposed development would contribute to achieving sustainable development and will deliver a range of economic, social and environmental benefits:-

Economic benefits will be associated with the scheme through employment associated with the erection of the new buildings and renovation, and also have a positive contribution in terms of the sale of building products and convenience sales nearby.

Social benefits will be delivered through the new buildings and additional housing;

Environmental benefits will be secured through bringing the site back into use and improvements to its appearance. The new buildings and refurbishment/change of use will ensure that modern building regulation requirements are met, improving the energy efficiency of the building. The redevelopment and efficient use of previously developed land and reusing an existing building is a further environmental benefit associated with the development.

On the basis of the above, the scheme will provide a series of positive economic, social and environmental benefits and therefore constitutes sustainable development. As such the development complies with the provisions of the NPPF, along with the relevant Local Plan Policies.

Design Character & Built Design Principles

As part of the preparation of the plans for the site and the planning application , we have considered and positively taken into account the built character of the local area and the Local Planning Authorities range of adopted SPD, which provides specific design principles and details afforded to the design and layout of new housing developments.

The plans that have been prepared for the proposed flats would comply with the minimum standard floor space for this type of development, and would not result in the introduction of any design features that would harm visual appearance or have an adverse impact on the local street scene.

As such, we consider that the proposed development would respect the design principles of the local area, as prescribed in the Bury Local Plan, the Bury Unitary Development Plan and the National Planning Policy Framework.

Residential and Area Amenity

Minimum distances which should be achieved between new development and existing dwellings, amongst other matters. Taking this into account, the new flats are laid out to provide room for site for amenity space, whilst the new flats would maintain suitable separation distances to prevent overlooking and also provide a positive contribution to the site and its surrounding area

Accessibility

The site is highly accessible and is served through regular bus services travel through the area, which operate to various destinations within Bury and the wider Greater Manchester and West Yorkshire Regions Region, whilst public transport is readily available to all surrounding areas and Town Centres.

Transportation, Highways & Car Parking

We consider that there would be no adverse impacts in terms of traffic flow, on-site car parking provision or pedestrian movements. Cycle space storage is proposed within the site.

Taking this into account, the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this case, vehicle movements associated with the proposed dwelling would have negligible impact on the local network and is therefore compliant with the provisions of the NPPF.

Bin Storage – Site bin storage is proposed as part of this application and shown on the proposed site plan.

Landscaping – We would be happy to accept a suitably worded landscaping condition to covered soft/hard landscaping and fencing as part of any forthcoming planning permission.

Flood Risk & Drainage - The Environment Agency's Flood Risk mapping system (see image below) shows it is at low risk of surface water flooding (Flood Zone 1). As such, and for the purposes of this planning application, there are no flood risk issues associated with the site.

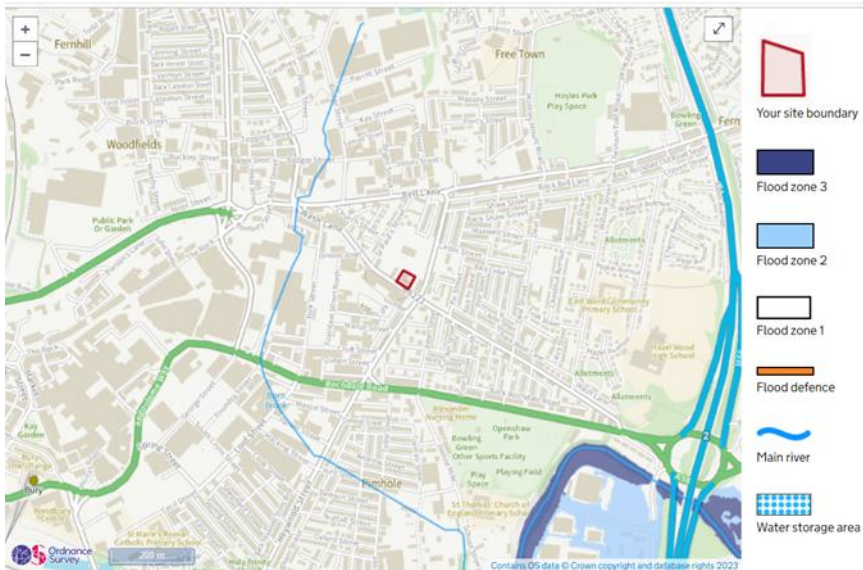


Image 3 – Environment Agency Flood Risk Map

Heritage Matters – The site is not located in a Conservation Area, although we would highlight that St Pauls Church, which is a Grade II listed building, is located to the rear of the property and the curtilage of St Pauls Church forms the northern boundary of the site.

The impact of the proposed development on the Grade II listed building (The Heritage Asset) is considered in the Heritage Assessment that accompanies the planning application.

Trees - There are no trees within the site that would be affected by the proposed development. We are happy to provide trees on the site via suitably worded landscaping condition.

Ecology – There are no ecological constraints attached to this site or to the proposed development.

PLANNING ASSESSMENT CONCLUSIONS

To summarise the above material planning considerations into account, we consider that this planning statement and all of the supporting reports and plans, positively demonstrate that the proposed flats would maintain and enhance the character of the area, without causing any other demonstrable harm to the surrounding built environment, the street scene or towards residential amenity.

As such, and taking all of the aforementioned material considerations into account, we consider that the proposals for the site are wholly appropriate and will deliver a range of sustainable economic, social and environmental benefits. Furthermore, we consider that the proposed development would positively contribute towards the sustainability of the area and provide a small contribution towards the Boroughs housing stock.

On this basis, we would ask Bury Metropolitan Borough Council to assess this planning application positively, against both the Local and National Planning Policy Framework, and we look forward to working with the Council in progressing this planning application towards a positive determination to achieve the investment into this site.