

PLANNING STATEMENT – INCLUDING ACCESSIBILITY, ADAPTABILITY, AND DENSITY OF NEW HOUSING

195 Rochdale Road

Bury

BL9 7BB

Proposal

Part two storey and part single storey rear extension, loft conversion with front and rear dormers, and change of Use to 5 Bedroom Housing in Multiple Occupation (HMO) (Single Occupancy).

Prepared by

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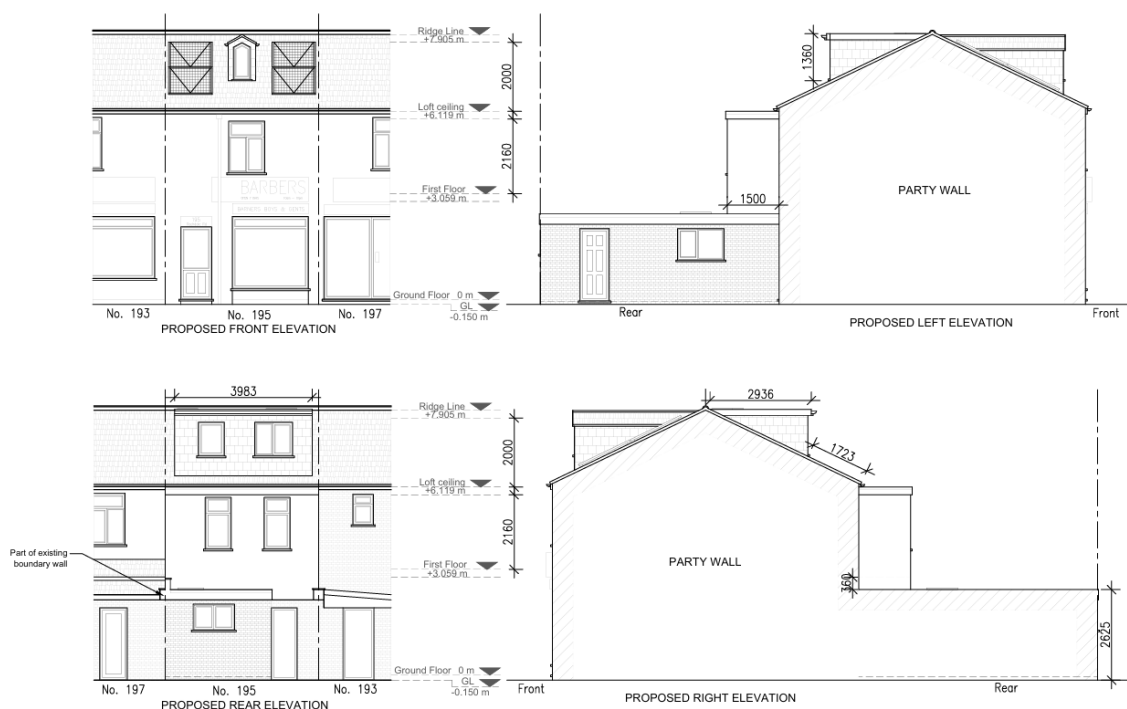


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1.0 INTRODUCTION

- 1.1 This Planning Statement is submitted by 'Planning Management Ltd' on behalf of the applicant who owns the property at 195 Rochdale Road, Bury. The property includes a Barber shop at ground floor with residential above. The site is positioned within the Neighbourhood Centre (UDP Policy S1/5), on a row of other shops and businesses and fronts a main road.
- 1.2 Extant planning was granted for a 'Two/single storey rear extension; loft conversion with front and rear dormers' was approved by the Authority on 10th December 2024 (App No. 71002). It should be noted that this element of the proposal although applied for does not change (see approved elevations below). This application relates to the use of the property as an HMO. The shop at ground floor would be retained.

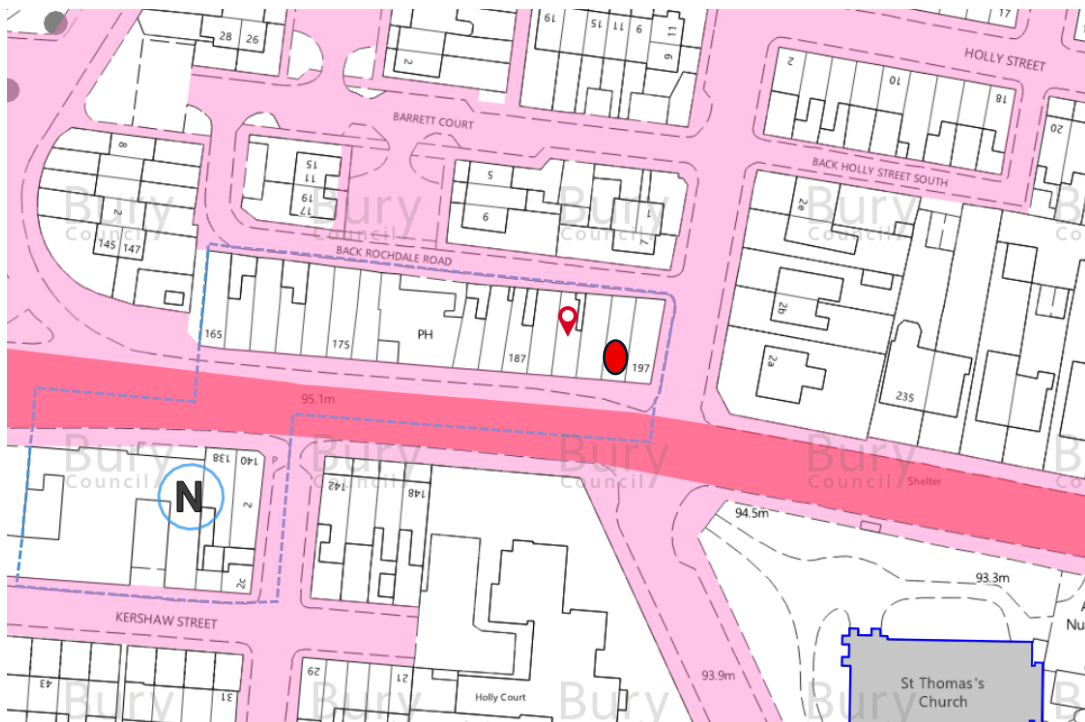


- 1.3 Since the late 1960's Bury has been an area of substantial residential development drawing population in the main from the inner parts of the conurbation to the fringes. Strategic Guidance is now placing a greater emphasis on the retention of population within the inner areas.

- 1.4 In addition, it is recognised that housing conditions play a major part in the quality of life enjoyed by the Borough's residents. The UDP will be concerned to ensure that the quality and use of the existing housing stock is improved wherever possible.
- 1.5 Encouraging variety in housing types and tenure will also be important in tailoring the housing stock to the needs of the local population and people moving into the area. In particular, the provision of affordable housing and special needs housing will need to be considered.
- 1.6 The applicant would like to work with the Council in order to secure approval for the proposed use for future occupiers.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site relates to a two storey mid terraced dwelling consisting of a pitched roof. Part of the ground and first floor require significant investment. The first floor is currently occupied by a self-contained flat. The barber shop is accessed from the front elevation of the building, whilst the flat at first floor is accessed off the northern rear elevation.
- 2.2 The site is located towards the corner of where Albert Road and Rochdale Road meet. An unadopted access track leads to the back of the site which also serves the rest of the terrace block. The site is located within a mixed use area consisting of commercial units and residential dwellings.
- 2.3 The building itself has a shopfront at ground floor and finished in render coloured white to the front and rear elevations. The building has been extended in the past by way of a single storey extension to the rear. The beer garden is also located to the rear. The surrounding area is described as mixed use.



- 2.4 **Above:** Image taken from the Councils Policies Map; The site is located within the Neighbourhood Centre.



- 2.5 **Above:** Aerial image indicates the application site and also shows the variety of commercial, and retail uses in the vicinity of the site.

3.0 PROPOSED DEVELOPMENT

- 3.1 The applicant is applying for full planning permission for extensions which are approved and extant and the change the use of the building into a 5-bedroom House in Multiple occupation (HMO), the rooms would be single occupancy. The plans submitted as part of this proposal show that all bedrooms would include sufficient space to relax and lounge. In addition, a separate shared kitchen/dining room, and a separate living room would be provided on the ground floor. A WC would be provided on the ground floor and bathrooms on both the first and second floor.
- 3.2 There would be no external changes to the previously approved plans where all its existing features would be retained.
- 3.3 The proposed HMO would be used by individuals who need long and short-term accommodation and are likely to be rented to individuals visiting the area or who have business nearby, or staff who work in and around the shopping area who want comfortable accommodation close to the commercial areas and offices with lower rates.
- 3.4 In terms of parking, and outdoor amenity. The existing site has no dedicated parking space, and none are proposed as part of this proposal. A bin storage area would be located to the back of the site, similar to existing.



- 3.5 **Above:** Image shows the front and southern side elevation of the building.



3.6 **Above:** Image shows the rear elevation of the building and its existing extension.



4.0. INVOLVEMENT

- 4.1 No formal pre-application advice in this instance has been sought from the Council. The scheme put forward is an acceptable proposal providing quality development in this area whilst bringing a disused property back into a viable use.
- 4.2 This planning Statement has been submitted as part of the planning application to provide a reasoned justification for its acceptability using local and national planning policy and guidance.
- 4.3 The issues of highways safety, amenity of the surrounding area, design and the principle of the development are taken into consideration in the assessment below.



5.0 HISTORY

5.1 A history check has been undertaken which has revealed the following planning history;

Part two storey and part single storey rear extension and loft conversion with front and rear dormers

195 Rochdale Road, Pimhole, Bury, BL9 7BB

Ref. No: 71002 | Received: Tue 30 Jul 2024 | Validated: Tue 13 Aug 2024 | Status: Decided

CHANGE OF USE: SHOP (CLASS A1) TO OFFICE (CLASS A2)

195 ROCHDALE ROAD BURY

Ref. No: 91/25960 | Received: Mon 13 May 1991 | Validated: Mon 13 May 1991 | Status: Decided

6.0 RELEVANT PLANNING POLICY

- 6.1 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. Applications which are not in accordance with Development Plan policies should be refused unless material considerations justify granting permission. Similarly, proposals which accord with Development Plan policies should be approved unless there are material considerations which would justify a refusal of permission. It is therefore necessary to decide whether this proposal is in accordance with the Development Plan and then take account of other material considerations.
- 6.2 In preparing a Borough-wide plan to guide and control development into the next century, it is considered important to have a clear vision of the type of Borough the Plan is attempting to create. With this aim in mind a strategy for the Plan was prepared as a first step in the work on the UDP. The strategy to be pursued through the UDP was previously published in the document "Bury 2001 - The Strategy for the Plan" (July 1991). This Strategy is now set out as part of the UDP to provide essential background to the policies and proposals which follow later in the Plan.

Local Plan Policies

- 6.3 The following Local Plan policies have relevance to the proposal:
- H1/2 Further Housing Development
 - H2/1 The Form of New Residential Development
 - H2/2 The Layout of New Residential Development
 - H2/4 Conversions
 - EN1/2 Townscape and Built Design
 - EN1/5 Crime Prevention
 - EN7/2 Noise Pollution
 - HT6/2 Pedestrian/Vehicular Conflict
- 6.4 The below supplementary planning Documents (SPDs) are also considered to be relevant as part of this planning application;



SPD11 Parking Standards in Bury.

SPD13 Conversion of Buildings to Houses in Multiple Occupation.

Places for Everyone (PfE).

- 6.5 Places for Everyone Joint Development Plan Document has now been adopted and forms a part of the development plan for Bury. Therefore, the following policies will be applicable to the assessment and determination of the application.

JP-C2 Digital Connectivity

JP-C5 Streets for All

JP-C6 Walking and Cycling

JP-H3 Type, Size and Design of New Housing

JP-S2 Carbon and Energy

JP-S1 Sustainable Development

Policy JP-H3: Type, Size and Design of New Housing

Policy JP-H4: Density of New Housing

NPPF (2024)

- 6.6 The NPPF clearly states ‘that the purpose of the planning system is to contribute to the achievement of sustainable development’ (paragraph 7). Paragraph 10 confirms that ‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development’. Paragraph 11 states that Plans and decisions should apply a presumption in favour of sustainable development. ‘for decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this 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 this Framework taken as a whole.

6.7 Paragraph 61 of the NPPF states:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.

6.8 Paragraph 125 of the NPPF states that Planning policies and decisions should:

- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.

6.9 Paragraph 128 of the NPPF states:

Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.

6.10 Paragraph 135 of the NPPF, advises that Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

6.11 The general perspective of the NPPF is that planning should proactively drive growth and support sustainable economic development. It also states that planning should make effective use of land by reusing land that has been previously developed and sets out a presumption in favour of sustainable development. The government is committed to



ensuring that the planning system does everything it can to support sustainable economic growth.

National Planning Practice Guidance (NPPG)

- 6.12 The government published its NPPG on 6 March 2014. This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the NPPG or other national advice in the Analysis section of the report, where appropriate.

7.0 ASSESSMENT

Principle

- 7.1 The National Planning Policy Framework (NPPF), should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. The conversion of building to a HMO can often make an important contribution to local housing stock to meet local housing needs and can utilise vacant or underused space more efficiently.
- 7.2 The proposed development of the property will bring a mostly disused existing building and wider site into a suitable and sustainable use which is currently open to crime, dumping and anti-social behaviour, and could become an eyesore over time. It is positioned in a prominent location along the busy Rochdale Road, and an opportunity has arisen where investment can be made to bring the building to a suitable functional use and where it would not have a negative impact on the surrounding area.
- 7.3 The site is well located in relation to providing much needed accommodation for residents in the local area. In relation to Policy JP-H4, the proposed hm would be classed as 1 further housing unit where there is none provided currently on the upper floors of the building. The requirement is for development not exceed 'minimum net residential density' which is described in 'dwellings per hectare'. The proposed development of 1 further unit of residential accommodation following the proposed change of use would not result in the development exceeding the surrounding minimum net residential density per hectare. The surrounding area as evidenced is characterised by a mix of low-rise and low density commercial and residential buildings. The proposed development would not significantly increase density on site and therefore meets the requirements of policy JP-H4.
- 7.4 The site is positioned within the Local Centre which would help serve the surrounding workforce and local residents within walking distance. The proposed development would enhance the character of the area by bringing an empty property back into a

suitable and sustainable use. The proposal would consider the needs of the local community, protect the surrounding built environment and provide the future occupiers with services within walking distance and reduce the need to travel.

- 7.5 In terms of housing, the proposal would increase the supply of smaller housing units in the locality. The proposal would therefore make a small but positive contribution to the number and mix of household units on brownfield sites in Bury, consistent with Policies of the Local Plan.
- 7.6 It is also considered that the proposal would not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure. Highway's safety is further discussed in the relevant section below.
- 7.7 In respect of the Local Plan policies, the surrounding area is predominantly mixed use, however, as explained above, given the current use of the site with accommodation above, the proposed residential use is considered as an appropriate and compatible use to the existing make up and character of the area and is located in a sustainable area with good access and facilities and which makes efficient use of the land whilst delivering an appropriate use for the site.
- 7.8 In light of the above it is considered that the principle of providing the proposed use at the application site is acceptable.

Impact on Amenity

- 7.9 The building is located along the busy Rochdale Road. The surrounding area is characterised by a number of small commercial and industrial units and residential dwellings. The types of uses within the area, along with its proximity to high density residential areas, create a vibrant area during the day and busy throughfare during the evening hours.
- 7.10 It has already been established above that the principle of providing residential accommodation and retail uses at the site is considered acceptable. The area is

established as mixed use, and the proposal would therefore be in keeping with existing land uses around the area. It is however important to ensure that the proposal would not impact unduly on matters such as noise and other pollution effects, with regards given to the impact of each bedroom within the building as well as the impact of the development upon existing surrounding properties.

- 7.11 In relation to noise, it should be acknowledged that there would be some noise from neighbouring commercial land uses as well as road noise from traffic. There are residential uses in the vicinity and by virtue of its location, the noise from neighbouring uses is not considered to have a significant impact on the amenity of future occupiers or from external noises.
- 7.12 In terms of internal noise between rooms, the layout has been carefully designed so that bedrooms and shared living areas are least affected by noise, however it should be noted that any new partitions would have an acoustics barrier fitted where required to ensure future residents are adequately protected from unacceptable levels of noise, internal noise levels can be conditioned if required.
- 7.13 In respect of other matters, it is important that the development provides adequate space about buildings, it is considered that there would be no concerns regarding the distance to the front and northern rear elevation of the building which would face the highways. The western elevation would face the garden area. As detailed, the residential units would not overlook neighbouring properties.
- 7.14 The proposed development would adequately provide the level of amenity that would be expected at a residential property within this area. The proposal would be compatible with the density and character of the surrounding development and would not result in an overconcentration of HMO rooms in this building. Large bedrooms would be provided for each occupier as well as ample shared amenity space where residents can relax and live comfortably. As such the development would meet the Councils HMO standards.



- 7.15 With regard to the living conditions of future occupiers of the property, it is noted that each habitable room within the building would be provided with natural light and ventilation, with an outlook to the streets on the front, side and rear of the property.
- 7.16 None of the existing rooms have access to a private balcony. In terms of outdoor amenity space all residents would have access to communal outdoor space to the rear. This area is private and enclosed and therefore provides a suitable outdoor space that achieves a reasonable level of amenity for future occupants.
- 7.17 A bin storage area would be provided to the rear. This is also where bins can easily be collected from on bin collection day. It is considered a bin store with fencing should be provided to secure the bins in their proposed area and where they would not appear unsightly.
- 7.18 The doors to each bedroom would have access control, this would offer simple solution to restrict access into the building. Authorised individuals would carry a key fob and when access through a restricted door is required, the fob is held in front of a reader placed next to the door. The solution is flexible and would be used on the rear doors to restrict access to the general public. The mechanism would keep the users of the site safe. All internal doors would be fire doors which would be soft close to limit the noise.
- 7.19 In light of the above, it is considered that the development would provide adequate space about buildings, so as to protect future residents from any excessive levels of overshadowing and/or loss of privacy and a good standard of living accommodation. The application is therefore acceptable in this respect and would meet with the expectations of Policies along with the relevant requirements of the National Planning Policy Framework.

Visual Appearance

- 7.20 The existing property externally would retain all of its features as previously approved. The proposed use would ensure the site is cleaned up and maintained in this prominent location.



- 7.21 In light of the above, the proposal would result in no undue harm to visual amenity and would improve the overall character and appearance of the area and the street scene. The application would therefore accord in this regard with local policies, the NPPF and SPD.

Highways

- 7.22 Paragraph 116 of the NPPF makes clear 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**’.
- 7.23 Government’s policy on parking is set out in the National Planning Policy Framework. Paragraph 39 of the NPPF states that when setting local parking standards for residential and non-residential development, policies should take into account:
- the accessibility of the development;
 - the type, mix and use of development
 - the availability of and opportunities for public transport;
 - local car ownership levels; and
 - the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
- 7.24 The site is located within the Local centre of along Rochdale Road, and therefore in an accessible location. The plans submitted show no dedicated parking, however o street parking along Albert Road is available. The good accessibility location of the site should be considered in favour of the limited highways impact.
- 7.25 Given its location adjacent to a main route into the town centre from Rochdale Road, with excellent bus links and parking available on side streets, it would be sufficient provision for a development of this size in a location as sustainable as this (in the local centre and on a major bus route); as such no car parking spaces provided are justified for this type of proposal.
- 7.26 The Council recognises that it is difficult to set actual car parking standards for HMO as this will often depend on the end user and the location of the property. Accordingly, the

level of parking provision will be considered depending on the specific circumstances involved and location of the proposal.

- 7.27 Given the details, it is considered the proposed development can safely be provided without resulting in harm to pedestrian and highway safety. The proposed development as demonstrated would be in accordance with the Councils Local Plan and the NPPF where the proposal would not have a severe cumulative impact. In addition, parking restrictions are in place where poor and awkward parking would be avoided.

Connectivity

- 7.28 JP-C2 - Digital Connectivity - This policy requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.
- 7.29 The property currently has an internet connection. However high-speed full fibre connection will be made available to the premises once approval has been granted, with multiple ducting for future users of the property.



8.0 CONCLUSION

- 8.1 It has been demonstrated that the proposed development can be carried out in full compliance with the Council's policies in the Local Plan and the National Planning Policy Framework. The development would provide a good quality residential accommodation which would bring a positive contribution into the area without creating a significant detrimental impact on the amenity of the local occupiers and residents.
- 8.2 In addition, the development would bring an existing property that requires investment back into an appropriate use, providing an enhancement to the building and the surrounding area. As such the proposal should be supported in full by the Council.
- 8.3 When considering future development, the Council should take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work proactively with applicants jointly to find solutions, which means that proposals can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area.