

PLANNING STATEMENT

PROJECT: CHANGE OF USE

LOCATION: 212A BELL LANE, FREE TOWN,
BURY, BL9 6HS

CLIENT: SCOTT JONES

OUTLINE BRIEF: CHANGE OF USE OF AN EXISTING
BEDROOM AND YARD INTO A
COMMERCIAL UNIT AND PARKING

REVISION: P1

REVISION DATE: 09/12/2024



PLANNING STATEMENT

THE PURPOSE OF THIS PLANNING APPLICATION IS FOR THE CHANGE OF USE OF AN EXISTING C3 RESIDENTIAL HABITABLE SPACE INTO A CLASS E COMMERCIAL, BUSINESS AND SERVICE. THIS STATEMENT SHOULD BE READ IN CONJUNCTION WITH THE SUBMITTED DRAWINGS AND DOCUMENTATION FOR THE APPLICATION.

THE PROPOSAL IS LOCATED AS PART OF 212A BELL LANE, BURY. THE PROPOSED IS A ROOM LOCATED ON THE GROUND FLOOR TO THE SIDE AND REAR OF THE PROPERTY WHICH IS A CORNER PLOT BOUND BY BELL LANE AND HIGHER ROW.

THE GROUND FLOOR OF THE EXISTING PROPERTY IS SUB-DIVIDED INTO A RETAIL UNIT TOWARDS THE FRONT OF THE PROPERTY AND A SIDE ACCESS (OFF HIGHER ROW) INTO A STAIRWELL TO THE FIRST-FLOOR APARTMENT. TO THE REAR IS THE PROPOSED WHICH IS A SELF-CONTAINED ROOM WHICH IS ACCESSED OFF THE REAR YARD OF THE PROPERTY AND BASED ON PREVIOUS APPLICATIONS UNTIL RECENTLY ACCESSIBLE FROM THE STAIRWELL. THE ROOM IS UNUSED AND LOOKING AT PREVIOUSLY SUBMITTED DOCUMENTS DOES NOT AFFECT THE PRINCIPLE FLOOR AREA OF THE APARTMENT.

AS RECOGNISED, BURY COUNCIL WORK TO THE ADOPTED NATIONALLY DESCRIBED SPACE STANDARDS AND USING THIS TO ASSESS THE EXISTING IT HAS BEEN CALCULATED THAT THE FIRST FLOOR APARTMENT MEETS THE STANDARDS FOR A 2 BEDROOM (3 PERSON) DWELLING. WITH THE AREA EXCEEDING 61M² (ACTUAL 64M²).

THE LOSS OF THIS ROOM IN RELATION TO THE EXISTING APARTMENT WOULD THEREFORE NOT IMPACT THE RECOMMENDED LIVING STANDARD FOR THIS TYPE OF PROPERTY AS THE PROPOSED WOULD HAVE FORMED A SECOND LIVING ROOM.

IT IS PROPOSED THAT THE EXISTING APARTMENT WOULD MAINTAIN ITS ACCESS OFF HIGHER ROW AND THE PROPOSED WOULD THEN USE THE EXISTING ACCESS FROM THE YARD TO THE REAR.

THE YARD CURRENTLY 49M² WOULD BE SUB-DIVIDED WITH A NEW BRICK WALL TO MATCH THE EXISTING BOUNDARY TREATMENTS. THIS WOULD THEN CREATE A DESIGNATED AMENITY SPACE FOR THE FIRST-FLOOR APARTMENT ACCESSED OFF THE GATE AND PROVIDING BIN STORAGE AREA OFF STREET. THE OTHER AREA WOULD FORM AN ACCESS FOR PEDESTRIANS AND PARKING (BY WAY OF A NEW GATED ACCESS). THIS AREA WOULD ALSO ALLOW SEPARATE BIN STORAGE FOR THE UNIT.

IT IS PROPOSED THAT WHILST THERE CURRENTLY ISN'T A PROPOSED TENNANT FOR THE SPACE IT IS SEEN THAT UNDER CLASS E(C)(III) IT WOULD ALLOW FOR A COMMERCIAL USE THAT WOULD INCLUDE OPERATIONS SUCH AS A SMALL START UP SPACE FOR A NEW BUSINESS, OR A NAIL SALON SPACE, HAIR DRESSER, OR CONSULTANCY.

THE PROPOSED WOULD OPERATE UNDER STANDARD BUSINESS HOURS THROUGH THE WEEK TYPICALLY WITHIN STANDARD HOURS OF 8AM AND 6PM THROUGH THE WEEK AND REDUCED HOURS AT WEEKENDS. IT IS SEEN THAT WHERE VISITORS TO THE BUSINESS WERE EXPECTED THAT THE UNIT WOULD OPERATE UNDER AN APPOINTMENT ONLY BASIS.

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AS PART OF AN EXISTING COMMERCIAL PROPERTY AND PART OF A MIXED USE AREA, THE PROPERTY WOULD BENEFIT FROM A LOCAL COMMERCIAL CATCHMENT AREA, OFF-STREET PARKING (CURRENTLY NOT AVAILABLE TO OTHER LOCAL UNITS) AND AN EXISTING PRECEDENT OF USEAGE.