

DESIGN & ACCESS PLANNING STATEMENT TO SUPPORT THE CONSIDERATION OF A PLANNING APPLICATION THAT PROPOSES THE CHANGE OF USE OF A SINGLE DWELLING HOUSE TO A 10 BEDROOM HOUSE IN MULTIPLE OCCUPATION AT 5 KEATS CRESCENT, RADCLIFFE, MANCHESTER. M26 3GT.

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MAT DESIGN LIMITED

PROPOSED DEVELOPMENT: -

CHANGE OF USE OF A SINGLE DWELLING HOUSE TO A 10
BEDROOM HOUSE IN MULTIPLE OCCUPATIONS

PREPARED ON BEHALF OF:-

NK ARCHITECTURAL

DATE:

OCTOBER 2023

1. INTRODUCTION & THE PROPOSED DEVELOPMENT

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 change of use of the dwellinghouse to a use comprising of a house in multiple occupation with 10 bedrooms.

Overall, this planning statement, when considered in conjunction with the supporting plans, 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) 2023 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 Unitary Development Plan and the Bury Local Plan Policy Directions (not adopted).

2. THE EXISTING PROPOSED DEVELOPMENT

The existing floor plan layout for 5 Keats crescent comprises of a main lounge area, a kitchen/diner, a reception room, along with a large entrance lobby and wc. In terms of the upper floors, the first floor comprises of 3 bedrooms (1 en-suite), a bathroom, circulation area and a study room, whilst the loft space has 2 bedrooms, both of which are en-suite.

Access to and from the site is taken from Keats Crescent, with car parking available on the site for up to 4 vehicles.

The proposed floor plans for the site would provide 4 bedrooms (2 en-suite), a large kitchen and dining area, along with the entrance lobby and wc to the ground floor, whilst the upper floors would comprise of 4 bedrooms, 2 bathrooms, a kitchen and dining area circulation and first floor, whilst the loft space would retain 2 bedrooms, both of which would en-suite. All of the habitable and non-habitable rooms would be served by natural light and no new window openings or other external openings are required to the dwelling house.

Externally, access and egress would be taken from Keats Crescent onto 4 No. off-street car parking spaces, whilst 10 cycle spaces are also proposed. Bin storage will also be provided within the site and the garden areas would be retained for the occupiers residential amenity.

3. THE SITE AND ITS SURROUNDS

The application site is an extended semi-detached dwelling that located on the corner of Keats Crescent and Coleridge Avenue. The immediate surrounding area is primarily residential in character with dwelling houses being located to the south and west (attached). Access to and from the site is taken directly off Keats Crescent.

In terms of the setting of the site in the wider Radcliffe area, this site is located close to local services, schools, medical facilities and public transport, thereby confirming that the 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

4. RELEVANT PLANNING HISTORY

Planning permission 45479 - Two Storey Side and Single Storey Rear Extension - Approved 5/12/2005.

Planning permission 47701 - Single Storey Extension at Front – Approved 2/5/2007.

5. THE APPLICATION SITE LAND USE ALLOCATION

The application site is located within a primarily residential area and is shown as unallocated on the Bury UDP Proposals Map. The Proposals Map also identifies that the site is not restricted by other land use planning constraints such as heritage assets, flooding, countryside or green belt. In addition, there are no protected trees on the site.

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

The 2023 National Planning Policy Framework (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 Bury Unitary Development Plan and the Council are in the process of preparing a new Local Plan. From that a series of direction policy have been generated, with the Bury Local Plan Topic Paper 1 Housing being most applicable to the consideration of this development.

Page 101 of the aforementioned Topic Paper identifies the Key Issues for Housing in the Borough, with these being:-

- A requirement to plan to meet the housing needs of a growing population;
- That there are pockets of vacant and derelict land across the Borough;
- There is a national and emerging sub-regional policy framework that seeks to ensure the efficient use of land;
- There is a demand for a range of house types, sizes and tenures across all sections of the community and;
- There is a lack of affordable housing available to meet needs, with house prices continuing to increase faster than incomes.

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.
- The delivery of affordable housing;
- Design Character & Design Principles.
- Residential and Area Amenity.
- Accessibility.
- Transportation, Highways and Car Parking.
- Bin Storage.
- Landscaping
- Flood Risk & Drainage.
- Heritage Matters.
- Tree.
- Ecology and;

- The use of suitable/reasonable planning conditions.

The Principle of the Development

The application site is located in an area of Bury that is primarily residential in its character, meaning that the proposed change of use would respect the character of the area. No external alterations or new window openings are proposed that would result in any demonstrable harm to the living conditions of neighbouring properties, or towards the occupiers of the proposed house in multiple accommodation.

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 proposed development and through the sale of building products and convenience sales nearby.

Social benefits will be delivered through the delivery of this type of housing;

Environmental benefits will be secured through bringing the site back into use and improvements to its appearance. The 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.

The Delivery of Affordable Housing

The Bury Local Plan Topic Paper 1 – Housing provides the most up to date evidence base (as we understand it) in terms of the delivery of housing in the Borough, with section 8 setting out that:-

- Meeting the considerable demand for affordable housing across the Borough will be one of the biggest challenges that the Local Plan will need to address, and sets out in considerable details as to how this may be achieved.

Whilst the proposed development at 5 Keats Crescent is a windfall site, we consider the focus of Local Plan Topic Paper 1 provides considerable support for the delivery of the type of accommodation proposed.

Design Character & Built Design Principles

As part of the preparation of the plans for the site, we have considered and positively taken into account the built character of the local area.

Taking this not account, the plans that have been prepared for the proposed house in multiple accommodation 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 house in multiple accommodation is laid out to provide ample room for the occupants, and also to prevent any overlooking.

Accessibility

The site is highly accessible within this part of Bury and the wider Greater Manchester Region, whilst public transport is readily available to surrounding areas and Town Centres.

Transportation, Highways & Car Parking

We consider that there would be no adverse impacts in terms of traffic flow or accessibility onto Keats Crescent. In addition, the proposed plans show the formation of 4 No. on-site car parking provision, along with cycle space (x 10) storage within the site.

Paragraphs 110 and 111 of the NPPF confirm 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.

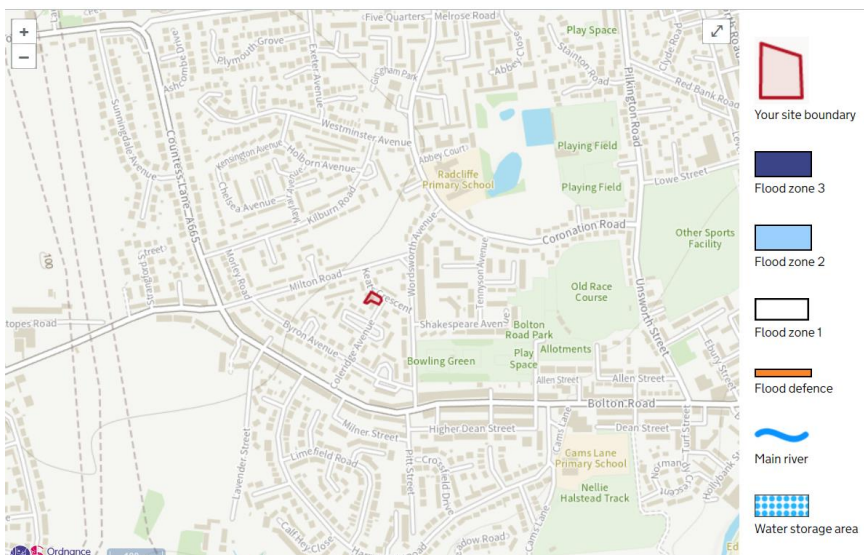


Image 3 – Environment Agency Flood Risk Map

Heritage Matters – The site is not located in a Conservation Area nor are there any Listed Buildings close to the site

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.

The use of suitable/reasonable planning conditions – Paragraph 55 of the 2023 NPPF sets out that LPA's should consider whether otherwise unacceptable development could be made acceptable through the use of planning

conditions. We would ask that the LPA positively consider the need for planning conditions, so as to ensure that there is no demonstrable harm from 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 change of use 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. Furthermore, we consider that the proposed development would positively contribute towards the sustainability of the area, and also provide a small contribution towards the Boroughs housing stock in terms of the delivery of this type of residential accommodation.

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. 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.