



Tottington Dental Surgery 5 Back Chapel Street Tottington Bury BL8 4AH

Proposed Extension and Refurbishment of a Dental Surgery

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REPORT CONTROL

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/1 Introduction

1.1. Purpose of This Submission

- 1.1.1. PWA Planning is retained by Joe Brown ('the applicant') to progress a planning application for an extension and refurbishment of a dental surgery ('the proposed development') at Tottington Dental Surgery, 5 Back Chapel Street, Tottington, Bury, BL8 4AH ('the application site'). The planning application is made to Bury Council ('the Local Planning Authority' and 'LPA') and relates to the red edge application site boundary defined by the accompanying Location Plan.
- 1.1.2. This application has been prepared to optimise the operational potential and efficiency of the dental clinic, but also to ensure its financial viability to continue to operate and provide vital dental services to the local community.
- 1.1.3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will look to demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, it will seek to demonstrate that there are no technical reasons which could hinder the granting of planning permission.
- 1.1.4. This statement should be read in conjunction with the following plans and surveys which have been submitted as part of the suite of documentation supporting the application:
- Application form
 - Daylight and Sunlight Report (March 2026)
 - Bat Survey (March 2026)
 - Drawn Information
- Existing & Proposed Plans, Elevations, Site & Location (ref. TS12814_101_Rev C)

/2 Site Description

2.1. Site Context

- 2.1.1. The application site is known as Tottington Dental Surgery and is located at 5 Back Chapel Street, Tottington.
- 2.1.2. As shown in Figure 1 below, the dental surgery currently comprises of 2 storeys with a sloped roof, with the main entrance and frontage facing Back Chapel Street, which is the primary access point to the surgery. The parking arrangements for the site are informal, but the site benefits from a Council-operated car park located just 50m away at Chapel Street, a car park located at the Co-Op supermarket less than 100m away at Market Street and another car park located at Harwood Crescent.



Figure 1: Existing view and frontage of the site (Source: Google Streetview)

- 2.1.3. Figure 2 below shows an aerial view of the site and its wider surroundings. Demonstrating that it is located in an area with a variety of mixed-uses. The site is immediately surrounded by a

takeaway and a restaurant, a tattoo shop and opposite a supermarket. An area of grassland can be found to the east of the site which is associated with the Church of St Anne.

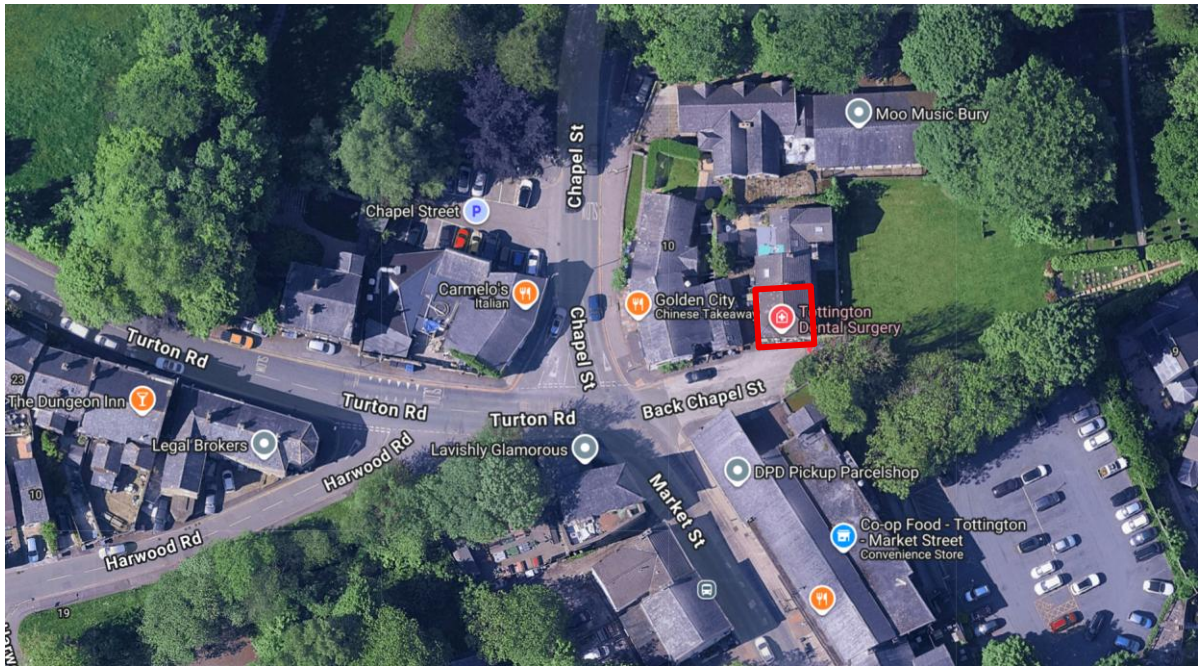


Figure 2: Aerial view of the site, outlined in red (Source: Google Maps)

- 2.1.4. The site is not located or in proximity to a Conservation Area. To the north of the site (approx. 30m away), is a Grade II Listed Building, known as National School (eastern portion of present school building used as Parish Hall). Further north of the site (approx. 70m away) is the Grade II Listed Church of St Anne. Given the separation distance between the site and the Listed Buildings, it is considered that the development will have a limited impact on the setting and significance of the nearby heritage assets, this will be further discussed in Chapter 6 below.
- 2.1.5. No Public Rights of Way (PRoW) pass through or near the site.
- 2.1.6. An active Tree Preservation Order (TPO) can be found covering a large area to the east of the site, associating with the wider land at St Anne Church.
- 2.1.7. The site is located wholly within Flood Risk Zone 1, where the risk of flooding is at its lowest. No other forms of flooding were found affecting the site.

2.2. Planning History

2.2.1. The following planning history can be found relating to the site:

- **54393** | Two storey extension at front | Approved 06 Oct 2011
- **52877** | Change of use from dwelling (Class C3) to dental surgery (Class D1) | Approved 20 Sep 2010
- **46924** | Two Storey Rear Extension | Approved on 01 Nov 2006

/3 Proposed Development (Incorporating Design and Access Statement)

3.1. Development Proposal

3.1.1. This application seeks planning permission for a one-storey extension and refurbishment of Tottington Dental Surgery. The proposed changes including floor plans and elevations are detailed in the submitted plan (ref. TS12814_101_REV C).

3.1.2. In summary, proposed changes to the internal floor plans include:

Proposed Ground Floor Plan

- The waiting room area will be expanded, occupying where the existing reception is located
- The reception will be re-located to the southwest corner
- The provision of a water closet (WC), located in the north-east corner
- Surgery room 1 will be re-located to the northwest corner, replacing where the existing decontamination room is located
- Provision of a fire exit to the west, next to the stairs leading to the first floor

Proposed First Floor Plan

- The existing waiting room 2 has been removed and is replaced with a new surgery room 4
- Surgery room 2 and 3 will be retained at their current positions
- Existing WC for customers and staff will be removed. Staff WC will be repurposed as a decontamination room

- The stairs will now lead to the proposed one-storey extended roof space

Proposed Roof Plan

- The proposed one-storey extended roof space will be for the use of the dental staff, consisting of a staff room, a staff WC, an office and a storeroom. There is also a potential in the future to house a further treatment room in the loft.

3.1.3. Concerning the proposed elevational changes, they primarily include demolishing the existing pitched roof for the one-storey extension, incorporating a flat roof and a glazed frontage. The introduction of a more prominent and wider glazed main entrance is also proposed, replacing the existing domestic-style doorway and window on the ground floor to the right of the existing entrance.

3.1.4. The existing dental surgery has a ridge height of 6.08m, whilst the proposed one-storey extension has a height of 3.12m. The extension would increase the surgery's new ridge height to 7.81m, an increase of 1.73m in height.

3.2. Design, Access and Materials

3.2.1. Access to the main entrance of the dental surgery will remain via Back Chapel Street. Access to the internal levels will be via an internal staircase.

3.2.2. The scale of the proposal has been sought to ensure that the extension remains clearly subordinate to the original two-storey structure, allowing the host building to remain the dominant element. The scale of the extension is considered to be modest, ensuring that the proposal represents a proportionate addition to the existing building and sympathetic within its context, where buildings of similar height could be found, especially when viewed alongside the supermarket located opposite.

3.2.3. Concerning design and appearance, the extension adopts a simple yet contemporary glazed design that contrasts with but is complementary to the established character of the building. The extension incorporates a flat roof and clean architectural lines. The proposed widened

glazed main entrance forms a clearly defined entrance to the dental practice, improving visibility and creating a welcoming point of access for patients. The use of full-length glazing to the extension and the entrance also reflects the modern look of the dental surgery as part of the refurbishment, but also allows natural light to enter, improving the internal environment for visitors and staff.

- 3.2.4. The choice of materials has been carefully considered to ensure the proposed extension integrates with the existing building. As part of the refurbishment, external walls of the existing building consisting of stonework will be retained, whilst the widened and full-length glazed entrance doors will be framed to provide a high-quality and contemporary finish. The below image is a visual provided by the client to illustrate how the scheme could look:



Figure 3: Visual of proposed development

/4 Technical Considerations

4.1. Technical Assessment

4.1.1. The following technical assessments have been submitted as part of this planning application.

Bat survey

- 4.1.2. Given that the proposal will include works which will affect the roof void space, a Preliminary Roost Assessment has been conducted by Project Ecology.
- 4.1.3. The building exterior has been assessed and was found to be in good condition with no external roosting features or potential entry points providing access into the roof void or onward cavities found.
- 4.1.4. The roof void was found to be sealed and did not contain any bat droppings, something which would have been almost certain to be present if an open roosting bat, such as a Brown Long-eared bat were present. No roosting habitat for crevice dwelling bats was found during the internal or external surveys. The masonry and roof tiles were all in good condition, with no features present.
- 4.1.5. It is considered unlikely that the proposed works will have any impacts on foraging bats.
- 4.1.6. Taking into consideration the site's location and findings of the external and internal surveys of the property resulting in a negligible bat roost suitability verdict, it is concluded impacts to roosting bats are unlikely.
- 4.1.7. No further survey work or mitigation is required at this time.

Daylight and Sunlight

- 4.1.8. A Daylight and Sunlight report has been conducted by The Chancery Group.
- 4.1.9. The daylight, sunlight and overshadowing assessment has focused upon the potential effects of the proposed development on the key surrounding residential properties, and amenity area, when compared to the existing building on the site.
- 4.1.10. The Daylight and Sunlight assessment focuses on the following properties which are in proximity to the development site:
- 2 Chapel Street
 - 4 Chapel Street
 - 7 to 9 Chapel Street
- 4.1.11. All other properties in the vicinity of the site were deemed to not require assessment as they were either in commercial or transitory use or too remote to require assessment.
- 4.1.12. In terms of 2 Chapel Street, the assessment found that any effects on daylight and sunlight would be negligible and not significant. Concerning 4 Chapel Street, a property located to the west of the site. Based upon historic sales particulars, it is understood that this room could be a living room. However, upon further investigation, this property does not seem to have been used as residential accommodation since 2013. Whilst it is acknowledged that this property could become residential accommodation again, given the lapse in use and as there would currently be no effect to an occupant, the effect of the proposal on this property would be minor and not significant. In relation to 7 to 9 Chapel Street, the assessment found the effect of the proposed development would be negligible and not significant.
- 4.1.13. In conclusion, the results for the existing surrounding properties demonstrate that the overall effects from the proposed development would be negligible to minor and not significant. The daylight and sunlight effects on the neighbouring properties is considered to be acceptable.

/5 Planning Policy Context

5.1. The Development Plan

- 5.1.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.1.2. The Development Plan for Bury Council consists of the following:
- The Bury Unitary Development Plan (UDP) (Adopted August 1997)
 - Places for Everyone (PfE) Development Plan Document (Adopted March 2024)
- 5.1.3. The Joint Places for Everyone (PfE) Development Plan Document was adopted by Bury Council with effect from 21 March 2024 and supersedes some of the UDP policies, as set out in PfE Appendix A Table A.2.
- 5.1.4. Key planning policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF).
- 5.1.5. According to the Adopted Policies Map, the site lies in the District Shopping Centres (Policy S1/3), as shown in Figure 3 below. No other designation applies to the site.

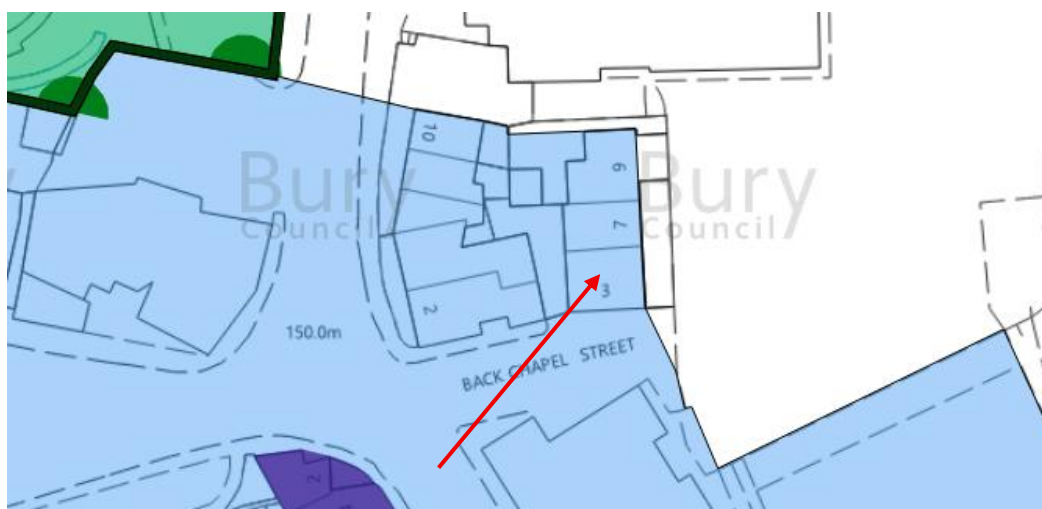


Figure 4: Extracted from the Adopted Policies Map (site indicated by an arrow)

5.1.6. The following Development Plan policies are the most relevant to the determination of this application:

Places For Everyone Joint Development Plan Document (Adopted March 2024)

- **Policy JP-P1: Sustainable Places** – Development should respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale and materials used.
- **Policy JP-P2: Heritage** - The heritage significance of a site or area should be considered in accordance with national planning policy in the planning and design process.
- **Policy JP-P6: Health** - Improvements in health facilities will be supported, responding to the changing needs and demands of both existing and new residents.

The Bury Unitary Development Plan (UDP) (Adopted August 1997)

- **Policy S1/3 Shopping in District Centres** – The Council wishes to sustain and support the role of these centres. The main emphasis in all district centres will be on consolidation and enhancement of existing shopping facilities.
- **Policy CF1/1 Location of New Community Facilities** - Proposals for new and improved community facilities will be considered with regard to the following factors:
 - impact on residential amenity and the local environment;
 - traffic generation and car parking provision;
 - the scale and size of the development;
 - where applicable, access to shops and other services;

- if the use is intended to serve a local community, or catchment area, the suitability of the chosen location in relation to that community or catchment area;
- accessibility by public and private transport;
- the needs and requirements of the disabled;

5.2. Material Considerations

National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2.2. The NPPF sets out Government planning policies for England and how these are expected to be applied. The NPPF sets out the Government's presumption in favour of sustainable development (**Paragraph 11**) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. The NPPF also strongly supports economic development.
- 5.2.3. **Paragraph 98** concerns the need to promote social, recreational and cultural facilities and services the community needs, specifically, ensuring that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.
- 5.2.4. **Paragraph 101** further states that **significant weight** should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.

/6 Planning Policy Assessment

6.1. Principle of Development

- 6.1.1. The site comprises an established dental surgery practice and therefore represents an existing public healthcare facility serving the local community. The proposed development consists of a modest one-storey extension and refurbishment to improve and upgrade an existing health facility, as a result of an increasing needs and demand for such a service in the local community. As such, the proposal represents an improvement of an existing health related facility, which is supported under Policy JP-P6.
- 6.1.2. Moreover, the NPPF specifically acknowledges the need to ensure that established local community health facilities are able to modernise and are retained for the benefit of the community. Significant weight should also be placed on supporting healthy and inclusive communities by ensuring that public services and facilities are expanded and upgraded. The proposal aligns with these objectives by helping to sustain a local health infrastructure and ensuring that services remain accessible to the surrounding population, supporting the continued enhancement of community health facilities is therefore consistent with the objectives of the Framework.
- 6.1.3. The site is located within the District Centre of Tottington in accordance with Policy S1/3 of the UDP. This policy supports proposals for new shopping development within the defined district centres but also makes clear that the Council will give consideration to other proposals within the district centre that do not conflict with the shopping function of the centre. The site is already in use as a dental surgery and the application proposal will allow for the continuation of this use by providing an improved community and health care facility which can respond to the demands of the area. This service use is wholly appropriate within the district centre and will be complementary to the shopping facilities within the area, with people likely to combine a trip to the dental surgery with a trip to other shops within the district centre. Therefore, the application proposal fully accords with Policy S1/3 of the UDP.
- 6.1.4. It is worth mentioning that a site known as Walshaw has been allocated for residential development (providing 1250 new homes) through the Places for Everyone joint plan (policy

JPA9 Walshaw). It is located approx. 1.2km to the south of the site, and it is considered that the refurbishment and an additional surgery room would be able to provide increased capacity for the future residents in the area.

- 6.1.5. The principle of development is therefore considered to be acceptable and wholly consistent with the objectives of the development plan and the NPPF.
- 6.1.6. Meanwhile, Policy CF1/1 states that proposals relating to improved community facilities will be considered with regard to a list of factors. They will be evaluated in the following 'Technical Considerations' sections below.

6.2. Technical Considerations

Residential Amenity and the Local Environment

- 6.2.1. The proposal comprises a modest one-storey extension to the dental surgery building and is limited in scale. Due to its single-storey height and subordinate design, the development is not considered to result in any significant adverse impacts on neighbouring residential amenity in terms of overlooking or overshadowing effects.
- 6.2.2. Indeed, the results of the submitted Daylight and Sunlight Assessment for the existing surrounding properties demonstrate that the overall effects from the proposed development would be negligible to minor and not significant. The daylight and sunlight effects on the neighbouring properties is considered to be acceptable.
- 6.2.3. The site comprises an existing dental surgery located within the district centre of Tottington, with the surrounding uses comprising a variety of mixed-uses including a take-away, restaurant, tattoo studio and supermarket. The proposals are intended to optimise and improve the efficiency of the existing use and while the scheme will improve the operational capacity of the site, any increased activity at the site would be limited, accordingly, the surgery will not give rise to any significant adverse impacts with regards to residential amenity, particularly given the site's location within the district centre in proximity to a range of commercial uses.

- 6.2.4. Furthermore, the building was the subject of a preliminary roost assessment and was found to offer negligible bat roost suitability. No further survey work of mitigation is required at this time.
- 6.2.5. The proposal will therefore respect residential amenity and the local environment and would not result in any adverse impact in this regard, in compliance with Policy CF1/1.

Traffic Generation and Car Parking Provision

- 6.2.6. The proposal is intended to improve the internal layout and operational capacity of an existing dental practice; it is not expected it would significantly intensify the use of the site. As such, the proposal will not result in a substantial increase in vehicle generation and movements. Existing access arrangements and parking provision on-site will remain unchanged and will be able to continue to serve the development.

Scale and Size

- 6.2.7. The proposed extension has been designed to remain clearly subordinate to the existing two-storey host building. The development represents a modest addition that respects the scale of the host building and its surrounding built form. The single-storey height is to ensure that the development is proportionate to the site and appropriate within its surrounding context.

Access to Shops and Other Services

- 6.2.8. The site is located within the Tottington Shopping District Centre, where a range of local services and amenities are available within a close walking distance. The continued operation and improvement of the dental surgery will contribute positively to the provision of local health and community services within the area.

Suitability of the Location

- 6.2.9. The site is an established dental surgery serving the local community. The proposal does not seek to relocate the service but instead enhances the existing premises to support its continued

operation which is in high demand. As such, the location remains appropriate for serving the local community.

Accessibility by Public Transport

- 6.2.10. The site benefits from excellent public transport infrastructure thanks to its sustainable location within the Tottington Shopping District Centre. The nearest bus stop (Stop ID: MANDTJGJ) is a 2 minute walk located at Chapel Street, and is predominantly served by bus route number 480, providing regular services to and from Bury. This promotes the user of the site to travel to the dental surgery via sustainable public transport.

Needs and Requirements of Disabled Users

- 6.2.11. The proposal includes refurbishment and improvements to widen the main entrance and internal layout of the building, which will assist in improving accessibility for all users, including those with mobility impairments.
- 6.2.12. The refurbishment also provides a ground floor WC accessible to disabled patients, a significant improvement when compared to the existing toilet that is currently located on the 1st floor.
- 6.2.13. The development therefore supports inclusive access to a community healthcare facility.

Heritage

- 6.2.14. It is acknowledged that approx. 30m to the north of the site, lies the Grade II Listed Building (National School (eastern portion of present school building used as Parish Hall)). That being said, the site itself is not located within a designated Conservation Area.
- 6.2.15. The proposed works comprise a modest one-storey extension to the existing dental practice. Due to its limited scale, single-storey height and subordinate design, the development will not compete visually with the nearby Listed Building or dominate views within the surrounding area. The extension is located on top of the host building and does not alter the broader spatial relationship between the application site and the Listed Building.

- 6.2.16. The proposed design and materials of the extension are considered to be compatible and sympathetic to the existing host building, ensuring that the development integrates with its surroundings without introducing visually intrusive elements that could detract from the significance or setting of the heritage asset.
- 6.2.17. Therefore, given the adequate separation distances between the site and the Listed Building in question, together with the modest scale, design and materials of the proposed extension, it is considered that the development will have a negligible impact on the setting of any nearby heritage asset.
- 6.2.18. The proposal is therefore in compliance with Policy JP-P2.

/7 Conclusion

7.1. Planning Balance

- 7.1.1. The proposal consists of a modest one-storey extension and refurbishment to an existing dental practice known as Tottington Dental Surgery. It seeks to improve the functionality and support the viability of healthcare services within the local area. The development therefore represents an enhancement to an existing community health facility rather than the introduction of a new land use.
- 7.1.2. The scale, design and appearance of the proposed one-storey extension have been carefully considered to ensure that it remains subordinate to the host building and integrates appropriately with the surrounding built environment. The proposal will not result in any unacceptable impacts on the character of the area, neighbouring residential amenity, highway safety or heritage assets.
- 7.1.3. Furthermore, the proposal supports the continued operation of a local healthcare service, which is an important facility in Tottington that serves the community. The development will therefore contribute positively to the enhancement of a community health infrastructure, consistent with the objectives of both national and local planning policy to support healthy and inclusive communities.
- 7.1.4. Overall, it is considered that the proposal represents a proportionate and appropriate form of development that accords with the development plan. There are no material considerations that indicate that planning permission should be withheld, and therefore it is respectfully requested that the application is approved without delay.



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