

## **PLANNING STATEMENT**

**Ref:** GSS25153 – 62 Bolton Street, Bury, BL9 0LL

**Project Number:** GSS25153

**Date:** 10th July 2026

**Proposal:** Prior approval for proposed change of use of first floor from commercial (Class E) to 1 no. flat (Class C3)

### **1.0 INTRODUCTION**

- 1.1 This Planning Statement has been prepared by Gold Sketch Studios Ltd on behalf of the applicant in support of a revised prior approval application for the change of use of the first floor at 62 Bolton Street, Bury from commercial use (Class E) to one residential dwelling (Class C3) under Class MA of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.2 A prior approval application was previously submitted and refused by Bury Metropolitan Borough Council on 20 November 2025 (Application No. 72415) for three reasons. This statement sets out how the revised scheme directly addresses each of those reasons.

### **2.0 THE SITE AND PROPOSAL**

- 2.1 The application site comprises the first floor of a two-storey terraced building at 62 Bolton Street, Bury, BL9 0LL. The site is located within Bury town centre and falls within the Bury Conservation Area. The ground floor remains in commercial use (Class E) and is unaffected by this proposal.
- 2.2 The surrounding area is characterised by a mix of ground floor commercial uses with residential accommodation above, a pattern well established along Bolton Street and the wider town centre. The site is confirmed to be within Flood Zone 1, indicating a low probability of flooding.
- 2.3 The proposal seeks prior approval for the change of use of the first floor to one flat (Class C3), comprising a bedroom, living room, kitchen/dining room, bathroom, and 1.5 square metres of dedicated storage. The total floor area of the dwelling is 59 square metres, accommodating 1 bedroom and 2 persons. No external alterations are proposed.
- 2.4 A precedent for this type of development exists at the immediately adjacent property, No. 60 Bolton Street, where prior approval for an identical change of use from first floor Class E to one flat (Class C3) was granted on 8 September 2025 (Application No. 72169).

### **3.0 RESPONSE TO REFUSAL REASONS**

#### **3.1 REASON 1 – OPERATIONAL DEVELOPMENT (EXTERNAL STAIRCASE)**

- 3.1.1 The previous application was refused on the basis that the proposed plans showed the external staircase being relocated and rotated from its existing position. Class MA permits a change of use only and does not extend to accompanying operational development, such as the alteration or relocation of a staircase.
- 3.1.2 The revised scheme addresses this entirely. The external staircase has been reverted to its existing position and no alterations whatsoever are proposed to it. The revised plans (drawing GSS25153.1 003 Rev 2) confirm the staircase remains as existing. The proposal

is therefore strictly limited to the change of use as required under Class MA, and this reason for refusal no longer applies.

### **3.2 REASON 2 – NATURAL LIGHT TO HABITABLE ROOMS**

- 3.2.1 The previous application was refused on the basis that the proposed lounge would not receive adequate natural light. The officer noted that two rectangles were shown on the plans but, as no rooflights were apparent on the elevation drawings, concluded that no rooflights were intended and that the habitable room would therefore have no natural light.
- 3.2.2 The two skylights are existing features of the building and are clearly shown on the revised first floor plan (drawing GSS25153.1 003 Rev 2). For clarification purposes, each skylight has been labelled "Existing Skylight" on the revised plans to remove any ambiguity as to their nature and position. They are positioned on the flat roof section located in the middle of the building. By virtue of this position, they do not appear on any of the four elevation drawings, as they are set back from all external faces of the building and are only visible in plan. Their absence from the elevation drawings does not indicate their absence from the building; it reflects their central flat roof location.
- 3.2.3 In addition, the layout has been reconfigured so that the bedroom and living room, which were separated in the previous submission, are now combined into a single open plan bedroom/lounge space. This reconfiguration ensures that both the existing skylights and any windows serving the space are shared across the combined room, maximising natural light and outlook throughout the habitable accommodation.
- 3.2.4 The proposed layout therefore ensures that all habitable rooms benefit from adequate natural light. This reason for refusal is resolved.

### **3.3 REASON 3 – NATIONALLY DESCRIBED SPACE STANDARDS**

- 3.3.1 The previous application was refused on the basis that the proposed floor plan did not include any storage provision. The Nationally Described Space Standards (NDSS) require a minimum of 1.5 square metres of built-in storage for a 1 bedroom, 2 person dwelling.
- 3.3.2 The revised floor plan (drawing GSS25153.1 003 Rev 2) now incorporates 1.5 square metres of dedicated storage, provided as a separate storage room off the kitchen/dining area. To accommodate this, the kitchen/dining room has been marginally reduced in size. overall floor area of 59 square metres continues to exceed the 50 square metre minimum for a 1 bedroom, 2 person dwelling, and the bedroom dimensions remain compliant with the relevant standards. The revised scheme therefore meets the requirements of the NDSS in full, and this reason for refusal no longer applies.

### **4.0 CONCLUSION**

- 4.1 The revised scheme has been carefully designed to address each of the three reasons for which the previous prior approval application was refused. The external staircase has been reverted to its existing position with no operational development proposed; the existing skylights are clearly labelled and shown on the revised first floor plan, with their position on the flat central roof section explaining their absence from the elevation drawings; the layout has been reconfigured to an open plan bedroom/lounge arrangement to maximise shared natural light and outlook; and 1.5 square metres of

dedicated storage has been incorporated off the kitchen to achieve full compliance with the Nationally Described Space Standards.

- 4.2 A clear precedent exists at the immediately adjacent property, No. 60 Bolton Street, where an identical prior approval for change of use from Class E to Class C3 at first floor level was granted in September 2025. The principle of residential use at first floor level on this part of Bolton Street is therefore well established, and the Council has previously found no in-principle objection to this form of development in this location.
- 4.3 It is submitted that the revised proposal fully complies with the requirements of Class MA, that each of the previous reasons for refusal has been comprehensively addressed, and that prior approval should be granted accordingly.