

DELEGATED REPORT

Report by Sam Summers	Date of report: 20/11/2023	Ref: 70177/NON
Registration: 18/10/2023	LDfC:	Expiry Date: 15/11/2023
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: Dec Level: DEL Stat Class: NREQ

Proposal: Change of use from Class E to 16 no. apartments (Class C3). Application for a Non Material Amendment to Prior Approval 69480 to allow addition of stairs within some apartments. Apartments 1, 6, 7, 8, 12, 14 and 15 will include an additional floor in the apartment to increase living space and modifications to internal arrangement.

Location: 5 Crompton Street, Bury, BL9 0AD

Description

Application for a Non Material Amendment to Prior Approval 69480 - Change of use from Class E to 16 no. apartments (Class C3) - to allow addition of stairs within some apartments. Apartments 1, 6, 7, 8, 12, 14 and 15 will include an additional floor in the apartment to increase living space and modifications to internal arrangement.

Relevant Planning History

49341 - CHANGE OF USE FROM FORMER POST OFFICE TO A LICENSED FOOD AND DRINK OPERATION (CLASS A4) - Approve with Conditions 20/02/2008
49406 - CHANGE OF USE FROM FORMER POST OFFICE TO A LICENSED FOOD AND DRINK OPERATION (CLASS A4) (ALTERNATIVE SCHEME TO REF 49341 - INCLUDES AN EXTERNAL AREA) - Approve with Conditions 19/03/2008
53996 - Change of Use from Sui Generis (Post Office with Sorting Office) to Shop (Class A1) and change of elevation to provide additional access and new windows - Withdrawn - Invalid 20/05/2011
54208 - Change of use from Sui Generis (post office with sorting office facilities) to mixed use comprising retail (Class A1), financial and professional services (Class A2), restaurant and cafe (Class A3), and drinking establishment (Class A4); Alterations to side elevation to provide canopy, additional access and new windows - Approve with Conditions 02/11/2011
55352 - Change of use of building from Sui Generis to D2 (Assembly & Leisure). - Approve with Conditions 03/09/2012
58302 - Two storey extension to side elevation to form additional internal staircase - Withdrawn by Applicant 06/02/2015
58453 - Change of use from ground floor children's play centre and first/second floor offices to creche/day nursery/children's play centre (Class D1) to the ground/first/second floors; New access to first floor flat roof area at rear and installation of 1.8 metre high railings to create outside play area - Approve with Conditions 23/04/2015
58472 - Two storey extension to side elevation to form additional internal staircase (resubmission) - Approve with Conditions 15/04/2015
59675 - Creation of car park and turning area/drop off point to serve existing nursery premises - Refuse/Refused 19/04/2016
62907 - 1 No. non-illuminated fascia sign - Approve with Conditions 20/08/2018
69480 - Prior approval for proposed change of use from Class E to 16 no. apartments (Class C3) - Prior Approval Not required 17/05/2023
69687 - First floor rear extension to form 1 no. lower first floor flat and loft conversion/roof alterations with dormers to form 2 no. second floor flats with external alterations and associated works - Refuse/Refused 24/08/2023

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88452 - CHANGE OF USE TO LICENSED BAR (CLASS A3) - Approve with Conditions
06/08/2004

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

Prior approval was not required for the previous application 69480 which was for a change of use to 16no. apartments, this application is not seeking to increase the total number of apartments. The only changes are internal layout changes involving the installation of a mezzanine floor. These changes would not be considered development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and therefore would not be a material change to the previous approval. All proposed habitable rooms would have natural sunlight due to the existing roof lights. No external alterations are proposed as part of this application. The changes to the layout of some flats would not change the transport impacts, the contamination risks, the flooding risks nor the impact of noise from commercial premises.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The proposed amendments would not constitute development within the meaning of Section 55 of The Town and Country Planning Act 1990 (as amended) and the amendments are therefore considered to be non-material.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	20/11/2023	HL	20/11/23