

Planning Statement

Change of Use from Motorbike Showroom to Doggy Day Car Centre

Re. : **Application PP-13359916**

LPA Ref. : **71124**

Lady's Little Paws
Unit 1B. Jubilee Works,
Vale Street,
Radcliffe,
BL2 6QF.

Introduction

1. This Planning, Design and Access Statement has been produced to support a planning application seeking the Change of Use for motorbike Showroom to Doggy Daycare Centre.
2. The proposed doggy Daycare Centre will be located within the grounds of Jubilee Works Industrial Estate, Radcliffe.
3. It is proposed that there will be no modifications to any of the appearance of the building whatsoever.
4. The use of the Centre will be for the daytime care of Dogs, with no occupation during the night. It is intended that the occupants will be using the existing facilities as existing : W.C.'s, Kitchen.
5. Generally the available parking spaces are communal for the Industrial Estate..

Site Context and Designations

Proposal Site

6. The application site is located within the established grounds of Jubilee Industrial Works. Please see Location Plan.
7. The property is located within an Industrial setting, with neighbouring industrial properties also benefiting the location.
8. The boundaries of the industrial estate are well defined. Please see Location Plan.

Flooding

9. The Environment Agency's flood maps indicate that the site is within Flood Zone 1 (low risk of flooding).

Site Designations

10. The site lies within the defined settlement boundary with no environmental or heritage planning policy restrictions. Please see Location Plan.

Planning History

11. According to the planning history database, there was an application upgrading the footpath to a bridleway from Ainsworth Hall Road to Vale Street. (15th February 2017).

Relevant Planning Policies

12. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

13. The relevant policies against which to assess this proposal are contained within Bury Council Unitary District Plan. The current Bury UDP was adopted by the Council on 29th August 1997 (2008)

- Policy D1 - Quality of Design;
- Policy D2 - Character and Context;
- Supplementary Design Guide
- Section 2 - Design Principles;
- Section 3 - General Design Guidance;
- Section 5 - Residential Design Guidance;
- The National Planning Policy Framework (NPPF)
- Section 2. Achieving Sustainable Development;
- Section 4. Decision-Making;
- Section 12. Achieving Well-Designed Places.

Planning Balance

Principle of Development

14. The proposed development lies within the settlement boundary where the principle of development is considered acceptable.

15. The proposed change of Use would be located in Unit 1B, with a clear dependency on the shared parking space, access, utility meters and facilities as existing.

16. Planning decisions should be made on balance and take into consideration up-to-date national and local planning guidance and policies. Subject to design, layout and massing, it is considered that the principle of development is acceptable.

Siting & Layout

17. Policy D1 and the requirements of the SDG, seek to ensure that the layout and siting of developments respect the amenity of neighbouring properties, whilst protecting their privacy, daylight and sunlight.

18. The siting of the proposed Daycare Centre means it would be situated within an existing building with no changes to appearance. Therefore, the proposal would not look out of place within its immediate environment.

19. The principal doors and windows would look out onto the tarmacked hard standing for car parking of the application site. The other elevations do not have doors or windows, and so do not have any overlooking impact on neighbouring amenity.

20. On balance the siting and layout of the Daycare Centre takes into consideration the visual importance of the building and respects the street scene and neighbouring properties. As a result, we believe the proposal complies with the policy referenced above and the relevant standards set out in the SDG.

Size & Amount

23. Policy D2 and the SPG seek to ensure that the proposed development respects its surroundings and does not cause any adverse impacts on neighbouring properties.

24. The size and scale of the proposed Change of Use has been specifically considered to keep the building as existing with no physical modifications.

25. The proposed new business property is designed to reflect cohesion with the existing buildings on the industrial estate.

26. Taking into consideration the distance from neighbouring properties, its position, its size and the boundary treatments in place, and that it is existing, we conclude that the Change of Use would not harm neighbouring amenity. As a result, the proposal complies with the requirements of the above policies.

Proposed Design and Appearance

27. Policies D1 and D2 and the SDG ensure that new development provides the highest

standards of design which responds positively to neighbours and the local environment. There will be no change to Design and Appearance.

28. The existing building takes into consideration the visual characteristics of the surrounding area as buildings are typically characterised by industrial exteriors and pitched roofs.

32. As a result, we believe the building provides suitable accommodation for the applicant and visiting dogs / owners, and reflects the nature of the proposal as an ancillary form of accommodation, with no occupation overnight.

Access

33. The only access into the annexe will be through the main entrance reception, there would be no separate highway access or need to make any alterations to the existing access point.

Appropriate Condition

34. Internally making a suitable environment providing daytime visiting dogs with a safe, clean environment. providing adequate protection from hazards. providing a comfortable, clean, dry, quiet, draught-free rest area.

Material Considerations

35. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

36. Personal circumstances or “the human factor”, are always present in the background to the consideration of the character of land use, but may sometimes be given direct effect in development control as an exceptional or special circumstance (Great Portland Estates plc v Westminster City Council [1985] A.C. 661.)

37. We respectfully urge the council to take into consideration the need for the daycare centre within the area.

Conclusion

45. Planning permission is being sought for Change of Use only. It is considered that the development accords with both national and local planning policies.

46. The proposed scheme has ensured that it meets the needs of the dogs and owners, but is also of a scale and design that ensures a clear subordinate relationship with the existing surrounding environment and neighbouring properties.

47. The proposed scheme is of a high standard of design that takes an appropriate approach to the following key design elements:

The proposal is wholly to the rear of the industrial building and does not impact the street scene ✓

The proposal has an existing architectural style which is not at odds with that of the surrounding environment or neighbouring outbuildings ✓

The proposal is considered to have an acceptable relationship with neighbours ✓

The proposal is small scale and does not dominate any other property ✓

The proposal allows for adequate amenity space within ✓

The impact of the proposal in respect of NO overbearing or overshadowing impact is considered to be acceptable ✓

48. We trust you have all the information you need to make a prompt and positive determination. Should you require any additional details please do not hesitate to contact us.