

PLANNING STATEMENT

Proposed Conversion of Existing Dwelling to 3 No. Self-Contained Apartments at 252 Bolton Road, Radcliffe, M26 3GW

1.0 Introduction

This Planning Statement has been prepared in support of a full planning application for the conversion of the existing vacant and derelict dwelling at **252 Bolton Road, Radcliffe, M26 3GW** into **three self-contained residential apartments**.

The proposal seeks to secure the long-term reuse of an existing residential building which has fallen into a poor state of repair. Rather than allowing the property to continue to deteriorate, the development will bring the building back into productive residential use through the creation of three high-quality apartments that meet modern living standards whilst making efficient use of previously developed land.

The proposal represents sustainable development in accordance with the National Planning Policy Framework (NPPF) and the adopted Bury Local Plan by delivering additional housing within an established urban area where residents have excellent access to public transport, employment, shops and local services.

2.0 Site and Surroundings

The application site comprises an existing detached residential property located on **Bolton Road (A665)** within the urban area of Radcliffe. The property is currently vacant and has become increasingly dilapidated. Its deteriorating condition detracts from the character of the surrounding street and represents an inefficient use of an established residential site.

The surrounding area is predominantly residential in character with a mixture of detached, semi-detached and converted residential properties together with local shops, community facilities and public transport services located within comfortable walking distance.

The site benefits from a sustainable location with immediate access to the surrounding highway network together with frequent public transport links connecting Radcliffe Town Centre, Bury, Bolton and Manchester.

3.0 The Proposal

Planning permission is sought for the conversion of the existing dwelling into **three self-contained apartments**. The accommodation schedule is as follows:

Apartment	Occupancy	GIA
Apartment 1	1 Person	45m ²
Apartment 2	3 Persons	60m ²
Apartment 3	5 Persons	90m ²

The proposal provides a mix of apartment sizes suitable for a range of household types including single occupants, couples and small families. Each apartment has been designed to provide generous internal accommodation with appropriate living, kitchen, dining and bathroom facilities whilst maintaining privacy between occupiers. The proposal retains the existing building and makes efficient use of the established residential plot without extending development into undeveloped land.

4.0 Planning Policy

National Planning Policy Framework (NPPF)

The proposal has been prepared having regard to the National Planning Policy Framework, with particular relevance to:

Paragraph 7 identifies that the planning system has three overarching objectives comprising economic, social and environmental objectives.

The proposal contributes towards each objective by:

- bringing a vacant property back into productive use;
- increasing the supply of housing;
- supporting local services and businesses;
- improving the appearance of a neglected building;
- making efficient use of previously developed land.

Section 5 – Delivering a Sufficient Supply of Homes places significant weight on increasing housing supply and making effective use of existing urban land. The proposal delivers three residential units without requiring additional greenfield land whilst contributing towards local housing delivery.

Section 11 – Making Effective Use of Land encourages planning decisions that optimise the use of previously developed land and support higher density development where appropriate. The proposal achieves this objective through the sensitive conversion of an existing building within an established residential area.

Section 12 – Achieving Well-Designed Places seeks development that is visually attractive, sympathetic to local character and provides a high standard of amenity for future occupants. The proposal retains the existing building and provides well-designed residential accommodation suitable for modern living.

Bury Local Plan

The proposal aligns with the strategic objectives of the adopted Bury Local Plan by supporting sustainable residential development within the urban area. The development makes efficient use of an existing residential site and assists in meeting local housing needs without resulting in unnecessary urban expansion. The proposal supports the Local Plan objectives of:

- increasing housing delivery;
- reusing existing buildings;
- regenerating under-utilised sites;
- directing development towards sustainable locations;
- protecting the character of established residential areas; and
- securing high-quality residential environments.

The proposal therefore represents sustainable development consistent with the overall strategy of the Local Plan.

5.0 Principle of Development

The principle of residential development has already been established through the lawful residential use of the site. The application does not seek to introduce a new land use but instead proposes a more efficient use of an existing residential property through internal subdivision into three independent dwellings.

Government policy places considerable emphasis on increasing housing supply through the reuse of existing buildings and making effective use of urban land. The proposal directly responds to these objectives by bringing a vacant and deteriorating property back into active residential occupation.

The site occupies a sustainable urban location where future residents will be able to access employment, education, healthcare, shopping facilities and public transport without reliance upon private vehicles. No undeveloped land is affected, no residential land is lost and the proposal represents a logical intensification of an existing residential site.

6.0 Design

The proposal seeks to retain the existing building and preserve its contribution to the surrounding street scene. Only alterations necessary to facilitate the residential conversion are proposed, ensuring that the overall character and appearance of the property remains consistent with the surrounding area. The development therefore represents an appropriate and sympathetic conversion which preserves the established character of Bolton Road.

7.0 Residential Amenity

The proposal has been designed to provide a good standard of accommodation for future occupiers. Each apartment provides appropriately sized bedrooms together with generous living accommodation, kitchens and bathroom facilities. The apartment schedule comprises:

Apartment 1 | 45m² | 1-bedroom apartment suitable for one occupant.

Apartment 2 | 60m² | Two-bedroom apartment suitable for up to three occupants.

Apartment 3 | 90m² | Three-bedroom apartment suitable for up to five occupants.

The internal layouts ensure appropriate levels of privacy, daylight and functionality whilst providing accommodation that comfortably exceeds the minimum nationally described space standards for the proposed occupancy levels. The proposal does not introduce unacceptable overlooking, overshadowing or loss of privacy to neighbouring properties and the established residential character of the area is maintained.

8.0 Sustainable Development

The site occupies a highly sustainable urban location. Residents will benefit from convenient access to shops, schools, healthcare facilities, employment opportunities and public transport services, reducing reliance upon the private car and encouraging walking, cycling and public transport.

The proposal also represents a sustainable form of development through the reuse of an existing building, reducing the need for demolition and new construction whilst extending the useful life of the property. Bringing the building back into occupation will improve the appearance of the site, remove a source of visual deterioration and make a positive contribution to the surrounding neighbourhood.

9.0 Planning Balance

The proposal delivers a number of clear planning benefits. It secures the long-term reuse of a vacant and derelict building. It provides three additional self-contained residential units within an established urban area.

It makes effective use of an existing residential site without developing greenfield land. It supports the efficient use of previously developed land in accordance with national planning policy. It improves the appearance of the site and contributes positively towards the surrounding streetscape.

It provides high-quality residential accommodation in a highly sustainable location with excellent access to local services and public transport. No material planning harm has been identified that would outweigh these benefits.

10.0 Conclusion

The proposed conversion of **252 Bolton Road, Radcliffe** into **three self-contained apartments** represents an appropriate, sustainable and policy-compliant form of development. The proposal secures the reuse of a vacant and deteriorating residential property, increases housing supply within an established urban area and delivers high-quality accommodation whilst preserving the character of the surrounding area.

The development accords with the objectives of the **National Planning Policy Framework**, particularly those relating to sustainable development, housing delivery, the effective use of land and achieving well-designed places. It is also consistent with the overarching aims of the **Bury Local Plan** by promoting urban regeneration, efficient land use and sustainable residential development.

Taking the proposal as a whole, there are no material planning considerations that indicate planning permission should be withheld. The development represents sustainable development and planning permission is respectfully requested.