

DESIGN AND ACCES STATEMENT

46 Blackburn Street, Radcliffe

Retrospective Retention of Retail and Change of
use to 3no. flats

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1. INTRODUCTION

- 1.1 This application is submitted on behalf of Mr W. Rashid (hereafter referred to as “the applicant”) in respect of the retention of the ground floor retail unit and retrospective change of use of no.46 Blackburn Street, Radcliffe to accommodate 3no. flats.

BACKGROUND

- 1.2 The property is currently split over three levels and provides a retail unit to part of the ground floor and 3no. flats, these comprise 2no. 1 beds and 1no. 2 bed. The applicant herein recently purchased the property at auction. The change of use applied for herein had already taken place at the time of purchase, the applicant however wishes to regularise the situation, hence this application is being made. This application does not require any alterations to the external appearance of the property.
- 1.3 The application relates to a three-storey property on Blackburn Street on the northern edge of Radcliffe Town Centre. The building, formerly a shop, has not been occupied as such for some time. There is a yard at the rear. There are parking restrictions along this part of Blackburn Street with parking bays in front of the property.

PURPOSE

- 1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this Planning Statement is as follows:
- To describe the site and surrounding area.
 - To identify any statutory or local planning-related designations affecting the site.
 - To provide details of the scheme that is being brought forward.
 - To consider the proposed development having regard to the provisions of the Development Plan.
 - To consider any other material considerations.
- 1.5 This document should be read in conjunction with the suite of documents submitted in support of the planning application.

2. SITE AND SURROUNDING AREA

- 2.1 The site consists of a three storey end-terraced building. To the ground floor is an existing retail unit to the front of the property. The remainder of the ground floor comprises a one bedroom flat with its own entrance to the rear of the building. To the first floor is a two bedroom flat, this is accessed from a small private yard area to the rear of the building (this appears as ground level to the rear due to a change in topography to the back of Blackburn Street). Finally to the second floor, which again appears as a first floor to the rear due to the change in level, is a further 1 bedroom flat accessed by its own entrance. This entrance is served by an external stairway and platform.



Location Plan – not to scale

- 2.2 The site is bounded to the north by a Blue Cross animal rehoming advice centre, and to the south by further retail units to the ground floor with residential above. To the rear of the site is Cross Street car park and the Morning Star public house.
- 2.3 The building features render and cladding to the elevations. Other properties in this frontage feature painted brick and traditional shopfronts with roller shutters. To the rear of Blackburn Street there are a variety of different treatments, including brick and painted brick. The Morning Star pub is a cream rendered building.
- 2.4 The site is surrounded by other existing mixed use buildings that accommodate restaurants, cafes, retail, offices and residential units. Typical of a town centre location these uses are juxtaposed in close proximity to one another.

3. STATUTORY AND OTHER DESIGNATIONS

FLOOD RISK AND DRAINAGE

- 3.1 The site falls within Flood Zone 1; it is therefore not at risk of flooding.

PUBLIC RIGHTS OF WAY

- 3.2 The site is not subject to any public rights of way.

ECOLOGY

- 3.3 The site is not subject to any statutory ecology related designations.

TREES

- 3.4 There are no TPOs within the site.

SUMMARY

- 3.5 In summary, the site is not constrained by any local, regional or national statutory or non-statutory designations that would preclude its development in the manner proposed.

4. THE PROPOSAL

Use

- 4.1 This application is retrospective and seeks to regularise the situation at 46 Blackburn Street. To the front part of the ground floor is a retail (Class E) unit. To the rear of the property at ground floor is a self-contained 1 bedroom flat. To the first floor is a 2 bedroom self-contained flat and to the third floor is a 1 bedroom self-contained flat.

Amount/Scale

- 4.2 This retrospective application proposes one retail unit measuring approx. 26sqm; 2no. one bedroom flats and 1no. two bedroom flat.
- 4.3 The application relates to an existing property with no changes to the built form. The external appearance of the property has been refreshed with the use of render and modern cladding to the side, first floor to the front and rear.
- 4.4 The extent of built form on the site can be evidenced as far back as the year 2000 using Google Earth – extracts can be provided if required.

Appearance

- 4.5 The proposal does not require any changes to the appearance of the building. At present the shopfront comprises largely glazing with metal frames and a roller shutter. Each flat is self-contained with its own entrance to the rear of the building, including an external stair and platform for the second floor flat.
- 4.6 The building features a painted render and cladding finish.

Access

- 4.7 This is an existing building with no changes to the access.

Waste

- 4.8 This is an existing building and the change of use has already occurred. The existing situation will therefore continue; bins are stored to the rear of the property in the associated yard with the usual Local Authority waste collection service.

5. PLANNING POLICY

- 5.1 The Development Plan for Bury comprises of the following:
- Saved policies of the Unitary Development Plan; and
 - Supplementary Planning Documents and Guidance.

Saved UDP Policies

- 5.2 Relevant saved UDP policies are noted below.
- 5.3 Policy H1/2 - Further Housing Development. The Council will have regard to the following factors
- a) the need to direct development towards the urban area;
 - b) the availability of infrastructure;
 - c) the need to avoid the release of peripheral open land, unless this can be shown to be consistent with urban regeneration;
 - d) the suitability of the site in land use terms with regard to amenity, the nature of the local environment and surrounding land uses;
 - e) other policies and proposals of the Plan
- 5.4 The application site is located in the urban area and is well serviced by existing infrastructure. The proposal therefore complies with this policy.
- 5.5 Policy H2/4 - Conversions. Applications for the conversion of buildings into two or more self-contained units, or the conversion of a building into a house of multiple occupation, will be considered with regard to the following factors:
- a) the effect on the amenity of neighbouring property through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes;
 - b) the general character of the area and the existing concentration of flats;
 - c) the amenity of occupants;
 - d) the effect on the street scene of any changes to the external appearance of the building;
 - e) car parking and servicing requirements.
- 5.6 The application site is located within the urban area, it is commonplace in this location for the upper floors of properties to accommodate residential accommodation in the form of flats. Many of the properties in this particular frontage on Blackburn Street accommodate flats above and indeed feature extended properties to the rear with further accommodation provided.
- 5.7 The proposal is therefore characteristic of this area and it is stated that the appearance of 46 Blackburn Street is considerably upgraded in comparison to others in the locality and should therefore be viewed positively in this context.
- 5.8 Given the location of the application site, car ownership for future residents would not necessarily be a high priority. As such the lack of parking provision is not a serious concern given that the site is within the town

centre, close to public car parks and main public transport routes and the central bus depot.

- 5.9 It is considered therefore that the proposal complies with this policy.
- 5.10 Policy TC1 - Town Centres. The Council will seek to protect, maintain and improve the town centres of Bury, Ramsbottom, Radcliffe and Prestwich.
- 5.11 Policy S1/2 - Shopping in Other Town Centres. The Council will seek to maintain and strengthen the retail roles of Ramsbottom, Radcliffe and Prestwich Town Centres. The Council will support modest increases in shopping floorspace, however, the main emphasis will be on consolidation and enhancement.
- 5.12 Policy S2/3 - Secondary Shopping Areas and Frontages. Within secondary shopping areas identified in the Borough's town centres, and in the main shopping areas of district centres, the Council will seek to maintain retailing (Class A1) as the predominant land use at ground floor level. Proposals for change of use or redevelopment within these areas will be assessed on their merits and by taking into account the following factors:
- a) the design and appearance of the proposed frontage;
 - b) the maintenance or provision of a display window at ground floor level, where appropriate;
 - c) access for the mobility impaired, where appropriate and through negotiation with the developer;
 - d) whether the proposals will give rise to disturbance or nuisance;
- 5.13 In addition, where a proposal would lead to more than 40% of any identified secondary shopping frontage being in non-retail (Class A1) use, the Council will also take into account the following factors:
- e) the location and prominence of the proposal within the secondary shopping frontage;
 - f) the number, distribution, and proximity of other premises in non-retail (Class A1) use or with planning permission for such uses;
 - g) the particular nature and character of the use proposed, including the level of activity associated with it.
- 5.14 The proposal sits within a secondary shopping area within the main shopping area and Area RD1 of Radcliffe town centre. As such, the proposal will need to be considered against town centre policies TC1 (Town Centres) and RD1 (Blackburn Street/Dale Street/Church Street West) and retail policies S1 (Existing Shopping Centres), S1/2 (Shopping in Other Town Centres) and S2/3 (Secondary Shopping Areas and Frontages).
- 5.15 Given that this proposal seeks to retain a retail unit to the Blackburn Street frontage (Use Class E) it is stated that the proposal complies with these policies. The proposal offers an appropriate mix of uses in this sustainable location and complies with the Development Plan and should therefore be approved without delay.

6. CONCLUSION

- 6.1 This retrospective application is submitted on behalf of Mr W. Rashid in respect of the retention of a ground floor retail unit and 3no. flats at 46 Blackburn Street, Radcliffe.
- 6.2 Policy H1/2 seeks to direct housing to the urban areas with good availability of infrastructure. The application site lies within the town centre and is therefore in close proximity to existing services. The proposal makes effective and efficient use of the building. The proposals should therefore be supported.
- 6.3 The proposal is characteristic of this area and it is stated that the appearance of 46 Blackburn Street is considerably upgraded in comparison to others in the locality and should therefore be viewed positively in this context.
- 6.4 It has been set out within this document that the retrospective partial change of use has been designed and considered to ensure it would not detrimentally affect the character of this urban area and rather it would complement and enhance it.
- 6.5 It is therefore concluded that the proposal is entirely acceptable and in accordance with both the Development Plan and relevant material considerations and indeed would deliver a sustainable development. It is respectfully requested therefore that this proposal is approved without delay.