

**Design and Access
Statement**

To accompany the Full Planning application

At

Babers 195, Rochdale Road, Bury, Greater Manchester BL9 7BB

Dated July 2024

**Barbers 195, Rochdale Road, Bury, Greater
Manchester BL9 7BB**

1.0 Introduction

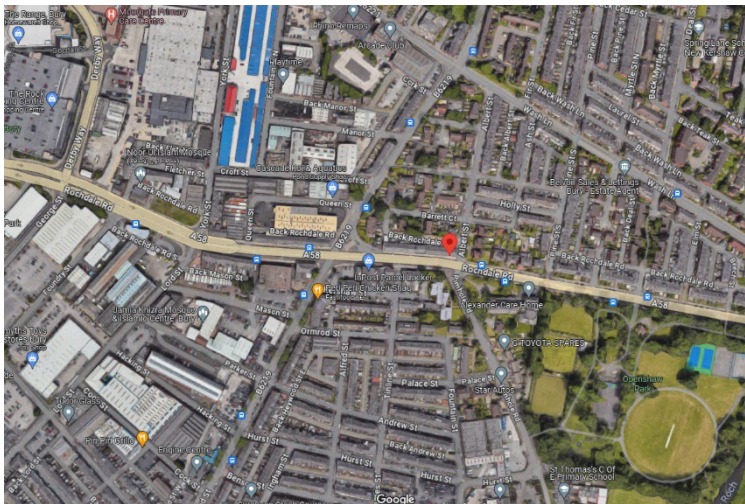
1.1 This Design and Access Statement has been produced for inclusion within the Full planning permission application submissions for the property.

1.2 The Statement explains the reason under which to grant the application and sets out the Planning Policy justification for the project in accordance with the development plan and other material considerations.

2.0 Description of Site and Surrounding Area

2.0 The application site is located on 195, Rochdale Road, Bury, BL9 7BB, off the M66.

2.1 The context surrounding the site is predominantly residential. The site is not within a Conservation Area. The site is well served by local amenities with local shopping on the street. There is also a good bus service.



2.2

2.3 The application relates to a mid-terraced property which has an existing ground floor use as a barber's shop. The property is located within a Neighbourhood Centre (UDP Policy S1/5), on a row of other shops and businesses and fronts a main road.

2.4 There is a cobbled access alley to the rear which is used to access the yard areas of these properties and where cars can park. Directly behind the application site is the blank gable wall of No 7 Albert Street, a residential property and to the east are residential dwellings which front onto Albert

Avenue and face the site. The attached property is a shop with what appears to be a residential flat on the first floor.

- 2.5** The site is of near-rectangular shape and totals approximately 90 m² on the ground floor. The application site benefits from both front and rear access provisions – *Please refer to site location and block plans submitted as part of the application proposals.*



- 2.6** The site benefits from good levels of public transport, service provision, inclusive of both road and rail infrastructure nearby. In terms of road infrastructure, the application site is located within a short travel distance of the town centre. As well as being within residential development, the property benefits from good road access.
- 2.7** The site also benefits from numerous bus routes and a range of services, which link the area to other parts of Bury.

3.0 Planning History of the Site

- 3.1** Prior approval for proposed change of use of first floor from retail store / office (Class E) to ... Open for comment. | 165 Rochdale Road, Pimhole, Bury, BL9 7BB | Ref. No: 70938 | Received: Thu 11 Jul 2024 | Validated: Thu 11 Jul 2024 | Status: Registered
- 3.2** Lawful development certificate for proposed change of use from bakery to meat shop. | 173 Rochdale Road, Pimhole, Bury, BL9 7BB | Ref. No: 69327 | Received: Mon 06 Feb 2023 | Validated: Fri 10 Feb 2023 | Status: Decided

- 3.3 Amended opening hours for cafe (Class E): Installation of extraction flue at side/rear; New shop. | 185 Rochdale Road, Pimhole, Bury, BL9 7BB | Ref. No: 68014 | Received: Tue 25 Jan 2022 | Validated: Mon 21 Feb 2022 | Status: Decided
- 3.4 Internally illuminated fascia sign. | 185 Rochdale Road, Pimhole, Bury, BL9 7BB | Ref. No: 68015 | Received: Tue 25 Jan 2022 | Validated: Mon 21 Feb 2022 | Status: Decided
- 3.5 Two/single storey rear extension; Front and rear dormers; Change of use of 1st and 2nd floors. | 197 Rochdale Road, Pimhole, Bury, BL9 7BB | Ref. No: 67397 | Received: Fri 06 Aug 2021 | Validated: Fri 06 Aug 2021 | Status: Decided
- 3.6 Two/single storey rear extension and formation of 1 no. self-contained flat to first/second floor. | 197 Rochdale Road, Pimhole, Bury, BL9 7BB | Ref. No: 65922 | Received: Fri 04 Sep 2020 | Validated: Mon 05 Oct 2020 | Status: Unknown
- 3.7 Conversion of first floor to self-contained flat with external stairs/access at rear. | 187 Rochdale Road, Pimhole, Bury, BL9 7BB | Ref. No: 65882 | Received: Thu 27 Aug 2020 | Validated: Thu 27 Aug 2020 | Status: Decided
- 3.8 Change of use from retail butcher (Class A1) to fish and chip shop (Class A5). | 191 Rochdale Road, Pimhole, Bury, BL9 7BB | Ref. No: 64163 | Received: Thu 09 May 2019 | Validated: Mon 10 Jun 2019 | Status: Decided

4.0 The Proposed Development

- 4.1 The application seeks a single storey rear extension.
- 4.2 The existing single storey rear outrigger would be replaced by an extension which would project from the rear wall to the rear boundary, covering the footprint area of the entire yard.
- 4.3 The ground floor use would remain the same with the barber's shop accommodation re-configured to provide all the office facilities. The main entrance would continue off Rochdale Road.
- 4.4 The proposed residential flat would comprise living areas at the first floor and 2 bedrooms at the 2nd floor within proposed dormers being put in on a different planning application.
- 4.5 A bin store area within the rear part of the ground floor would serve both the residential and commercial uses and there would be a rear access door out to the cobbled back street.
- 4.6 The extensions would be rendered.

5.0 Planning Policy

4.7 This document sets out the proposed development of 195, Rochdale Road, Bury, BL9 7BB. This is guided by policies and proposals in the National Planning Policy Framework (2023), and against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations.

4.8 Material Considerations

4.9 Materials proposed for the construction will be selected to match the existing and finishes.

4.10 Proposed materials including roof insulation materials and construction, insulated walls and double-glazed Doors and windows will contribute to conservation of energy making the proposed extension energy efficient and reduce carbon footprint of the whole house.

4.11 It is acknowledged that the proposed development will be assessed on its own merits and not as a cause of precedent. However, it is notable that because of the multiple alterations in the local area, have had the character and appearance of the rear parts of each dwelling altered.

4.12 Character and appearance

4.13 The rear extension will match the approved neighbour's extension in height and depth.

4.14 The proposed development will be constructed of materials to match the existing dwelling. It will therefore be complimentary to the existing dwelling and the now established character and appearance of the street scene.

4.15 Impact on neighbouring residents

4.16 The proposed development will have no material impact on neighbouring residents. The proposed ground floor extension would cover a similar area compared to the existing. This is a common design feature for terraced properties, prevalent throughout the Borough and considered to be acceptable.

4.17 Daylight and Sunlight

4.18 Proposed extension will have no impact on the daylight or sunlight to adjoining buildings.

Access

4.19 Unaffected by development

4.20 **Impact on parking and amenity space**

4.21 The proposed development will have no material impact on the rear parking off Back Rochdale Road.

4.22 Therefore, there will be no loss of amenity space because of the proposed development.

4.23 **Supporting Documents:**

4.24 Please see accompanying drawings for full details of the scheme

4.25 **Design and Layout**

4.26 The existing building will not change aesthetically or in terms of form and appearance. The building will remain in-keeping with the wider context of the surrounding townscape, landscape and locality.