

Planning Statement

27 BURY NEW ROAD |
PRESTWICH | M25 9JY

PROJECT NO: RA25023
DATE: 15-06-2025
REVISION NO: -



1.0 INTRODUCTION

This planning statement is submitted in support of a retrospective planning application for the erection of a pergola structure outside JS Corner, located at 27 Bury New Road, Prestwich. The pergola has been constructed adjacent to the main entrance of the restaurant and is intended for use as an outdoor dining space associated with the existing food and beverage use on site.

The application seeks to regularise the development following the service of an enforcement notice by the Local Planning Authority and to demonstrate that the structure is a sympathetic and functional addition that supports the vitality of the premises without causing harm to the character of the area or the amenity of neighbouring properties

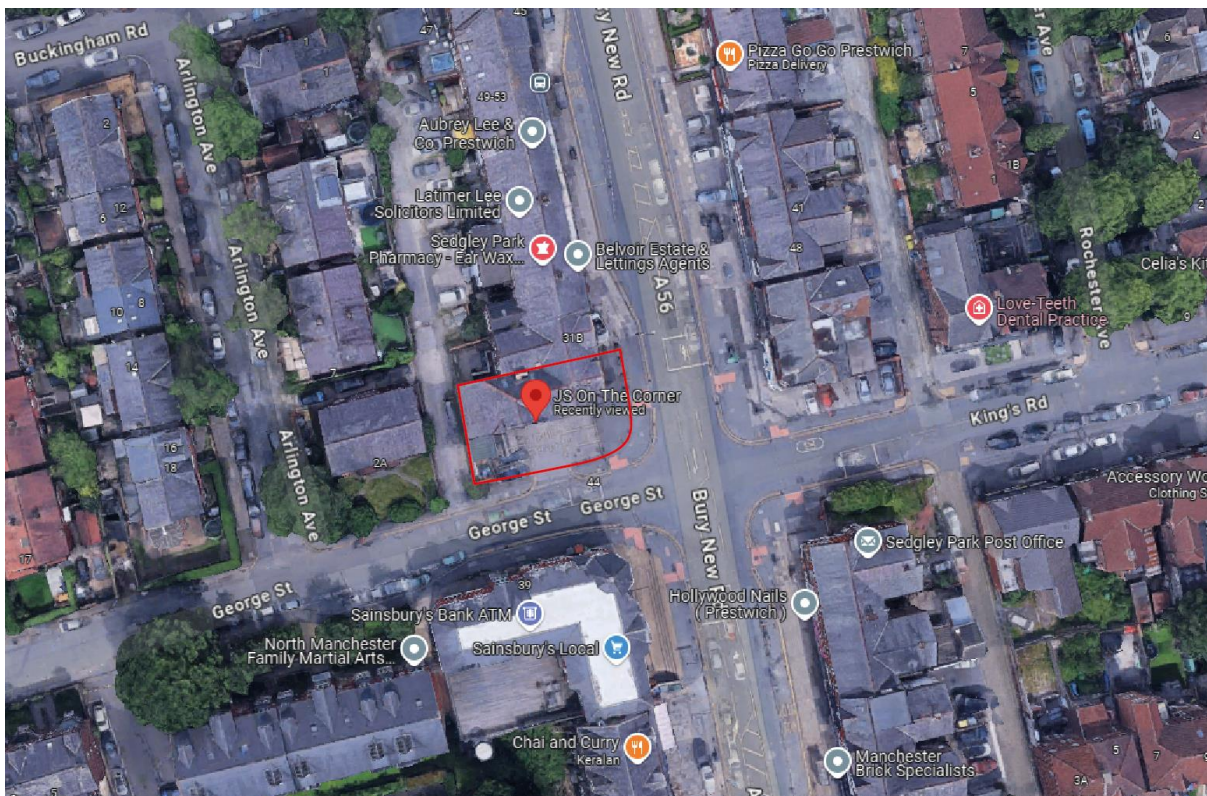


Image: Aerial View of 27 Bury New Road

2.0 SITE CONTEXT

27 Bury New Road is a ground-floor commercial premises with residential accommodation above. The premises operate as a restaurant (Use Class E), and the site is located on a busy local parade comprising a mix of retail, food and service-based uses.

The area has a lively street scene, with a wide footpath and public realm features including planters and bollards, allowing for external structures without impeding pedestrian access.

3.0 DESCRIPTION OF DEVELOPMENT

The pergola is a freestanding structure sited adjacent to the main restaurant entrance. It is of lightweight construction, with a metal frame and louvred wall panels on the front and side elevations. These louvres provide privacy to customers and help screen activity from nearby residential windows and the public highway, thereby minimising visual intrusion.

The structure is fully enclosed with access provided through glazed doors at the side, providing controlled access and ventilation. It sits on temporary supports avoiding disturbance to the existing hardstanding ground.

Internally, the pergola is fitted out for use as an outdoor dining area, operating as an ancillary space to the main restaurant. It accommodates seated customers and supports the restaurant's operation by providing flexible dining capacity and improved comfort in varying weather conditions.

4.0 PLANNING JUSTIFICATION

4.1 POLICY SUPPORT

The proposal aligns with the National Planning Policy Framework (NPPF), which supports sustainable development, the viability of town centres, and inclusive economic growth. It also meets relevant policies in the Places for Everyone Joint Development Plan:

- **Policy JP-S2: Carbon and Energy**

This policy seeks to ensure developments minimise energy demand, maximise energy efficiency, and, where relevant, provide electric vehicle charging infrastructure in accordance with the 2022 Part L and Part S Building Regulations.

The proposal relates to a lightweight, free-standing pergola serving as an ancillary outdoor seating area to an existing restaurant. The structure contains no fixed heating, cooling, or significant energy-consuming installations, and therefore has negligible operational energy demand.

As the pergola is not a new building and does not contain residential or self-contained commercial units, the requirements for EV charging points are not applicable. There is therefore no material impact on carbon or energy performance from this development.

- **Policy JP-C2: Digital Connectivity**

This policy requires new developments to provide full-fibre to premises connections unless technically infeasible or unviable. The proposal does not constitute a new building or a use that would require separate digital connectivity. The pergola operates solely as an outdoor dining space associated with the existing restaurant, which already benefits from a digital connection. Consequently, this policy is not relevant in this instance.

4.2 VISUAL IMPACT AND DESIGN

The design of the pergola is contemporary and sympathetic to its setting. With its dark-grey metal frame and fixed louvre panels, the structure is visually cohesive with the host building and contributes positively to the evolving commercial frontage. The screening provided by the louvres helps maintain privacy for dining customers while reducing the visual impact on the surrounding street scene.

4.3 AMENITY IMPACT

The use of the pergola is ancillary to the restaurant and limited to typical business hours. The structure does not include any extraction equipment or noisy machinery. Its design helps shield noise from customers, and the fixed louvres reduce the direct line of sight into nearby residential windows, mitigating any perceived overlooking or disturbance.

4.4 HIGHWAY AND PUBLIC REALM CONSIDERATIONS

The pergola is located fully off the adopted highway and does not obstruct pedestrian routes. The existing public realm features, such as bollards and planters, remain in place and continue to define the edge of the commercial area. The development respects pedestrian movement, maintains safe access, and complements the character of the street.

5.0 CONCLUSION

This retrospective application seeks to regularise a small-scale structure that enhances the viability of an established local business without detriment to the surrounding area. The pergola supports the vitality of the local centre, provides a practical and safe outdoor space, and has been designed to respect local character and residential amenity.

It is therefore respectfully requested that the Local Planning Authority grant retrospective planning permission for the pergola at 27 Bury New Road.