

DELEGATED REPORT

Report by Claire Booth	Date of report: 05/10/2026	Ref: 73474/FUL
Registration: 05/08/2026	LDfC: 26/08/2026	Expiry Date: 30/09/2026
Site Visit: 15/09/2026	Site Notice: N/A	Press Date: N/A
13:15:00		
Objections: 2	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: COUS

Proposal: Change of use of Dwelling into 3 no. self contained flats

Location: 252 Bolton Road, Radcliffe, Manchester, M26 3GW

Description

The application relates to no. 252 Bolton Road, Radcliffe, located close to the east side of the junction with Monton Street, a cobbled adopted highway.

The property is a 2-bedroom, two storey, bay window and garden fronted, red brick terrace. It forms the eastern end of a group of three identical looking dwellings which appear to have been built around the same time as Osborne House located on the west side of Monton Street

To its rear, the application site has a two storey outrigger and a single storey extension/ former outbuilding. This contains a traditional metal door/ outbuilding style opening within its rear gable, attached to part of the rear elevation of the property. It also has a metal canopy projection extending from the single storey element of the house which provides a covered parking area. The rear boundary of the property

Planning permission is sought for the change of use of the Dwelling into 3 no. self contained flats. Two apartments are proposed on the ground floor of the dwelling and 1 apartment on the first floor of the dwelling. The dwellings, as amended, would be as follows:

- Ground Floor Front Apartment - 1 ensuite double bedroom with a kitchen/ dining/ living room;
- Ground Floor Rear Apartment - 2 bedrooms (1 x double and 1 x single bedroom), 1 bathroom and a kitchen/ dining/ living area; and,
- First Floor Apartment - 3 bedrooms - 2 x double bedrooms and 1 single bedroom.

Through the course of the application, amended plans have been sought to ensure that the primary access for all apartments would be via the front door of the property, to show the layout of the rear yard area and its access, and to change double bedrooms to single bedrooms to ensure the proposal accords with the nationally prescribed space standards. The amended plans also show the proposed refuse storage provision and cycle storage provision proposed.

Relevant Planning History

N/A

Publicity

Letters were sent to 6 neighbouring residents on the 05/08/2026.

2 letters of objection have been received raising the following objections and concerns:

- Objection to the proposed intensification of the dwelling to accommodate up to nine occupants, citing harm to neighbouring residential amenity.
- Concerns regarding overlooking from rear-facing windows, resulting in an unacceptable loss of privacy to adjacent properties.
- Concerns that the proposed bin storage and cycle parking within the rear yard would increase activity, noise and disturbance.
- Objection to the absence of off-street parking, noting existing parking pressures in the surrounding area and the potential for increased parking demand.
- Requests refusal of the application on the grounds of loss of privacy, overdevelopment/intensification of use, impacts on residential amenity, and inadequate parking provision.

Statutory/Non-Statutory Consultations

Traffic Section - No objections.

Environmental Health - Pollution Control - No comments or observations received.

Waste Management - No comments or observations received.

Pre-start Conditions - Not relevant.

Development Plan and Policies

EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
EN7/5	Waste Water Management
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
HT2/4	Car Parking and New Development
HT6/1	Pedestrian and Cyclist Movement
SPD11	Parking Standards in Bury
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C8	Transport Requirements of New Development
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-P1	Sustainable Places
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle of Development

The application site is already a dwellinghouse (Use Class C3) on a main road in Radcliffe which provides regular 20 - 30 minute bus services to Bury and Bolton Town Centres. The bus stops are within circa 50m to the west of application site and approximately 200m to the east of the application site. The proposed intensification of use of the dwelling to create additional dwellings in this location is therefore in compliance with the relevant criteria of PfE Policy JP-C1: 'An Integrated Network'. As a result the proposal is acceptable in principle.

Layout and Design

As the development proposes the subdivision of the building, the main changes to layout would involve the provision of increased bin storage provision, where 9 bins would be provided - 3 x 240 litre bins per apartment.

PfE Policy JP-H3 also states that all new dwellings must:

1. Comply with the nationally described space standards (NDSS); and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

Through the submitted amendments, each of the apartments and the proposed bedrooms would all accord with the nationally prescribed space standards. Given the terrace is raised up from Bolton Road, the property access could not accord with Building Regs M4(2).

Amended plans have been received illustrating that all apartments primary access would be via the front door and all occupants would be able to access the rear yard area containing refuse bins and cycle store as well as a small area of amenity space.

Overall, the proposed amendments to the internal and external layout of the property would result in satisfactory accommodation for the proposed future occupiers.

Amenity

UDP Policy H21 states that the council will have regard to various factors when assessing a proposal for residential development, including assessing whether the impact of developments on residential amenity is acceptable.

The proposal seeks 3 apartment, with a total of 7 bedrooms and ,

The proposal would retain the existing residential use of the property, with the same amount of bedrooms as the existing house, and as such it is not envisioned that the future occupants of the two dwellings would create any more noise and disturbance than would be expected from 1 x 3no. bed dwelling. Similarly, the comings and goings of future occupiers, would not cause such demonstrable harm to the amenity of adjoining and nearby residents to justify refusal of the application on this basis.

Neighbours have raised concerned that the proposed development would increase noise and disturbance. Given the occupation of the dwelling would increase, it is reasonable to require the party walls to have soundproofing installed, to minimise the impact of additional residents living within this dwelling. This can be secured through a planning condition.

In respect of overlooking and loss of privacy, the existing windows and doors of the property would remain in situ, therefore, neighbours will already experience overlooking, primarily from the first floor window located on the side elevation of the two storey outrigger. This window would continue to serve a bedroom. The proposal seeks to also use the window to serve a bedroom and therefore the proposal would not materially worsen the overlooking and loss of privacy the neighbours experience.

For the above reasons, subject to the recommended soundproofing condition, the proposal is considered to accord with the residential amenity requirements of UDP policies H2/1 and EN7/1.

Highways and Access

Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. This is further supported by Policy H2/2 and PfE JP-C8 that require proposals to demonstrate adequate car parking provision, access for both vehicles and pedestrians, and provision for public transport. Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

The application site is located on the A665 Bolton Road, Radcliffe. Bus stops with regular services to the town centres of Bury and Bolton exist in close proximity to the dwelling and

thus future occupiers would not need to have a car to live in this property. The proposal therefore complies with this requirement within PfE Policies C5 and C6.

Car Parking requirements

Supplementary Planning Document 11 provides parking standards for developments and sets these requirements in zones, based on a sites distance from key transport hubs and towns that are well serviced, with Zone 1 being the most sustainable locations and Zone 4 being the least sustainable locations. The application site is located within Parking Zone 4 as defined within SPD11. The SPD therefore requires 1.5 car parking spaces per dwelling to be provide, therefore for the 3 apartments proposed, 5 car parking spaces should be provided with this development proposal.

The dwellinghouse itself, is a 3 bedroom dwelling which according to SPD11 should have 2 car parking spaces.

This row of 3 properties to which the application forms the western end, has no off-road car parking provision.

The representations received advise parking on Monton Street, adjacent to the opposite end of the group of 3 dwellings, is currently at full parking provision and assert the proposal would result in conditions detrimental to highway safety.

Whilst the proposal fails to accord with the car parking requirements of SPD11, the NPPF is clear with NPPF Policy TR6: 'Assessing transport impacts' that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety ...".

In this respect, whilst no off street car parking provision is proposed as part of this development, there is no evidences over saturation of on-street car parking provision. This combined with the sites location is close proximity to bus stops with regular services to both Bury and Bolton Town Centres, leads the Council to conclude that he proposals would not result in conditions that would result in a severe adverse impact on the transport network (Bolton Road), or have an unacceptable impact on highway safety. There are therefore no substantiated highway safety grounds to resist the proposal on this basis.

Cycle Parking Provision

The proposed application does include the provision of covered and secure cycle parking storage for 6 spaces within the rear yard area of the application site. The submitted documents indicate that the cycle parking structure would be positioned against the gable end of the single storey rear outrigger. This aspect therefore accords with the requirements of SPD11 and meets one of the criteria within PfE Objective 2.

Servicing

Off street bin storage for 9 no. 240 litre bins is also proposed within the rear yard area of the property, which would meet the bin storage thresholds for 3no. dwellings. Bins would be collected from Monton Street.

Biodiversity Net Gain

While every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements, as well as exemptions, mean that certain permissions are not subject to biodiversity net gain.

The development involves the conversion of an existing building. As such the development is subject to the de minimis exemption (development below the threshold) and providing a 10% net gain to biodiversity is not required.

Carbon And Energy

PfE Policy JP-S2: Carbon & Energy sets out the steps required to achieve net zero carbon emissions.

The applicant states that the proposed internal works of the properties will prioritise the minimisation of energy demand and maximisation of energy efficiency through the following measures:

- New insulation to reduce heat loss and enhance thermal efficiency.
- New efficient boilers and heating system
- Smart thermostats to enable precise control over heating and cooling, enhancing energy efficiency and user comfort. This improves thermal regulation and supports sustainability goals.
- Targeting EPC rating of C or above, demonstrating our commitment to energy efficiency and environmental sustainability.

The applicant states that these measures would be in accordance with Part L of the Building Regulations. The proposal would therefore be in compliance with PfE Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2: Digital Connectivity requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting.

Once fibre broadband is available in this location, the property will be served by full fibre broadband in compliance with this policy. In the meantime, the property is to be fitted with the highest quality broadband connection that is available to this property. The proposal will therefore accord with PfE Policy JP-C2.

Conclusion

In conclusion, the proposed conversion of the existing dwelling at 252 Bolton Road, Radcliffe into three self-contained flats is considered acceptable in principle and would provide suitable residential accommodation in a sustainable location. Subject to the recommended planning condition, the development would not result in unacceptable harm to the character of the area, residential amenity, highway safety, or other material planning considerations. The proposal is therefore considered to accord with the relevant policies of the adopted Bury UDP, the Places for Everyone Joint Development Plan, and the NPPF, and accordingly is recommended for approval.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This permission relates to the following plans:

Drawing no. 26-028.001 Rev. P01: Site Plans [also contains Location Plan]; and,
Drawing no. 26-028.003 Rev. P02: Proposed Plans and Elevations.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The sound insulation of the party walls of the dwelling shall be improved in accordance with Building Regulations Approved Document E (or similar method), the details of which shall be submitted to and approved by the Local Planning Authority and implemented to and approved in writing by the Local Planning Authority prior to the use commencing.

Reason. To reduce nuisance from noise to the occupiers of the adjoining dwellings pursuant to the Policies EN7/2 Noise Pollution and H2/1: The Form of New Residential Development of Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 The covered and secure cycle storages arrangements indicated on the approved plans shall be provided and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate covered and secure off-street cycle storage arrangements and provision for this mode of transport, in the interests of promoting active travel modes, road and pedestrian safety, pursuant to Policy EN1/2: Townscape and Built Design of the Bury Unitary Development Plan, Policies JP-C5: Streets for All, JP-C6: Walking and Cycling, and JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan and Supplementary Planning Document 11: Parking Standards in Bury.

- 5 The refuse storage facilities indicated on the approved plans reference 52MR/200/BR shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved becoming first occupied and shall thereafter remain available at all times.

Reason. In order to ensue that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and pursuant to Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Development Plan.

- 6 The apartments to which this approval relates shall be used for C3(a) use and for no other purpose (including any other purpose in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation and in the interests of satisfactory accommodation and associated servicing and cycle parking provision, pursuant to Policy EN1/2 - Townscape and Built Design and H2/4 - Conversions of the Bury Unitary Development Plan, Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development of the Places for Everyone Joint Development Plan and Supplementary Planning Document 11: Parking Standards in Bury.

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<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	05/10/2026	DM	5/10/26