

Ward: Radcliffe - East

Item 04

Applicant: Radcliffe Pharmacy

Location: 47 Church Street West, Radcliffe, Manchester, M26 2SP

Proposal: First floor extension at rear

Application Ref: 70044/Full

Target Date: 24/10/2023

Recommendation: Approve with Conditions

Description

The application relates to a pharmacy on Church Street West. The property is located at the end of a row of terraced properties. The pharmacy currently occupies the ground floor of the site, with residential flats located at first and second floor.

Planning permission is sought for a first floor extension. The proposed extension would be L-shaped and extend above the single storey outrigger on the rear corner of the building. It would allow the addition of a first floor staff room and store room for the pharmacy. The application is a resubmission of application 58326 which has lapsed.

Relevant Planning History

49401 - Installation of a new shop front and siting of airconditioning condensers - Withdrawn
- Invalid 10/04/2008

50678 - New shop front and two storey extension at rear - Approve with Conditions
23/12/2008

50679 - 2 internally illuminated fascia signs; 1 projecting/hanging sign - Approve with
Conditions 19/12/2008

51118 - Single storey extension at rear; new shop front (revised scheme) - Withdrawn by
Applicant 14/05/2009

51119 - 2 no. internally illuminated fascia signs; 1 no. internally illuminated projecting sign
(revised scheme). - Withdrawn by Applicant 14/05/2009

58326 - First floor extension at rear - Approve with Conditions 04/03/2015

Publicity

Neighbour letters sent 6/9/2023. 6 representations received in relation to:

- It will cause distress to the tranquillity of my home.
- I feel it would be detrimental to the aesthetic appearance of the building
- It will obviously block out natural daylight to the existing windows.
- Historically this building had 3 more windows which were blocked up for security.
- I've consulted a lawyer and you'll be hearing from them in due course.

Statutory/Non-Statutory Consultations

Traffic Section - condition requested in relation to foundations, scaffolding/hoarding, a construction method statement and facilities for the storage of construction materials.

Environmental Health - Pollution Control - no comment

Pre-start Conditions - Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

S1/2	Shopping in Other Town Centres
S2/3	Secondary Shopping Areas and Frontages
EC4/1	Small Businesses
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
HT6/2	Pedestrian/Vehicular Conflict
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) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations, including relevant policies in the emerging Places for Everyone Joint Development Plan. 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 Policy 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.

The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is intended to provide the overarching framework to strategically manage growth across the boroughs.

PfE was published in August 2021 and subsequently submitted to the Secretary of State in February 2022. Inspectors have been appointed to carry out an independent examination of the Plan with the hearing sessions commencing in November 2022 and were concluding in July 2023. The examination of the plan is on-going.

Whilst PfE cannot be given full weight until it is adopted, its advanced stage of preparation means that it is now considered reasonable that the Plan (as proposed to be modified) should be given weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework.

Consequently, the principle of this application has been considered against the Plan (as proposed to be modified). However, the principle of this proposal does not give rise to any conflict with PfE policies.

Principle

The site is currently in use as a pharmacy at ground floor, with residential accommodation at first floor. The site is located within Radcliffe Town Centre, and an identified shopping area/frontage.

In shopping areas identified under UDP Policy S1/2 - Shopping in Other Town Centres seeks to strengthen and maintain retail roles. In addition UDP Policy S2/3 - Secondary Shopping Areas and Frontages the Council will seek to maintain retailing as the predominant land use at ground floor level. Proposals within these areas will be assessed on their merits and by taking into account:

- 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.

UDP Policy EC4/1 states that proposals for small businesses will be acceptable where the scale of development is appropriate to, and the use is environmentally compatible with the

area in which is located.

The use of the extension will be ancillary to the use of the pharmacy to which it is attached and the scale of the proposed extension is of an appropriate scale in relation to the size of the existing business. As such there is no objection to the principle or use of the extension and therefore the proposal is considered to comply with UDP Policies S2/3 and S1/2 in this respect.

Layout and Design

Policies EN1/1 Visual Amenity and EN1/2 - Townscape and Built Design seeks to ensure that any proposals would not have an adverse impact on the visual amenity and particular character and townscape of an area.

The site is visible from the car park at the rear, and health centre to the side. The extension would not be higher than the main property, or the eaves of the adjacent property and as such is considered to be of a suitable scale. As such the proposal would not appear as particularly prominent on the streetscape. The proposed windows are considered to be suitably aligned. The finishing materials would match the existing building.

The proposal is therefore considered to be acceptable and complies with UDP Policies EN1/1, EN1/2, EC4/1 and S2/3.

Amenity

The policies set out above require an assessment of the proposal in terms of disturbance or nuisance. Consideration also needs to be given as to whether the proposed use is environmentally compatible with the area in which it is located. In addition UDP Policy EN7/2 - Noise Pollution does not permit development which could lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users.

The proposal would create ancillary accommodation in association with the existing ground floor use, however there are existing residential uses at first floor and second floor that need to be taken into consideration.

There are no existing windows at first floor facing towards the proposed extension. There is an existing rear second floor window, and existing second floor side window sited above the proposed extension. Reviewing previous planning permissions (58363) at the site for the creation of these residential units, the rear window appears to relate to a bedroom and the side window appears to relate to a corridor area.

As the side window is non-habitable no further assessment has been undertaken. The existing second floor bedroom window would be sited above the ridge of the proposed extension and as such would maintain the existing outlook.

A bedsitting room for flat 7 (as identified on application 58363) would be located at first floor attached to the proposed extension. This bedsitting room is already sited above the existing shop and therefore has an existing relationship with this use in relation to noise generation. The bedsitting room would be separated from the proposed extension by the original outer wall. Given the existing relationship of this flat to the shop, the existing original outer wall, and the proposed use of the extension (storage and staff room) it is considered that the location of the proposed extension is acceptable and would not have a significant adverse impact upon the occupiers of this flat. Environmental Health have raised no objections, and have not asked for any additional mitigation measures to be put in place in relation to noise.

It is therefore considered that the proposal complies with policy in terms of amenity and would not have a detrimental impact on the impact of the residential amenity of the neighbouring occupiers. The proposal would therefore be compliant with UDP Policies EN1/1, EN1/2, EC4/1, EN7/2 and S2/3.

Access

UDP Policy EN1/2 - Townscape and Built Design requires the consideration of the design and appearance of access, parking and service provision. UDP Policy HT6/2 - Pedestrian/Vehicular Conflict that requires developments to reduce pedestrian/vehicular conflict.

The ground floor extension is already in situ, however it is located adjacent to Quarry Street which is an adopted highway. As such the traffic section have requested a condition in relation to confirmation of any new foundations, the submission of a construction method statement and confirmation of a scaffolding/hoarding permit in order to maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period.

Access to the building itself will remain unaltered and the traffic section have raised no objections to the proposal subject to the details of the condition set out above.

The proposal is therefore considered to comply with UDP Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

Response to representations

It is considered that the representations received have been addressed within the main body of report.

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/ 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 decision relates to drawings numbered Site Location Plan, SHT 1 of 3 Rev A and SHT 2 of 3 Rev A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
4. The development hereby approved shall not be commenced unless and until the following has been submitted to and approved by the Local Planning Authority:
 - Confirmation that either the existing foundations are to be utilised in order to

construct the proposed first floor extension or any new foundations that are required do not project under the adjacent adopted highway.

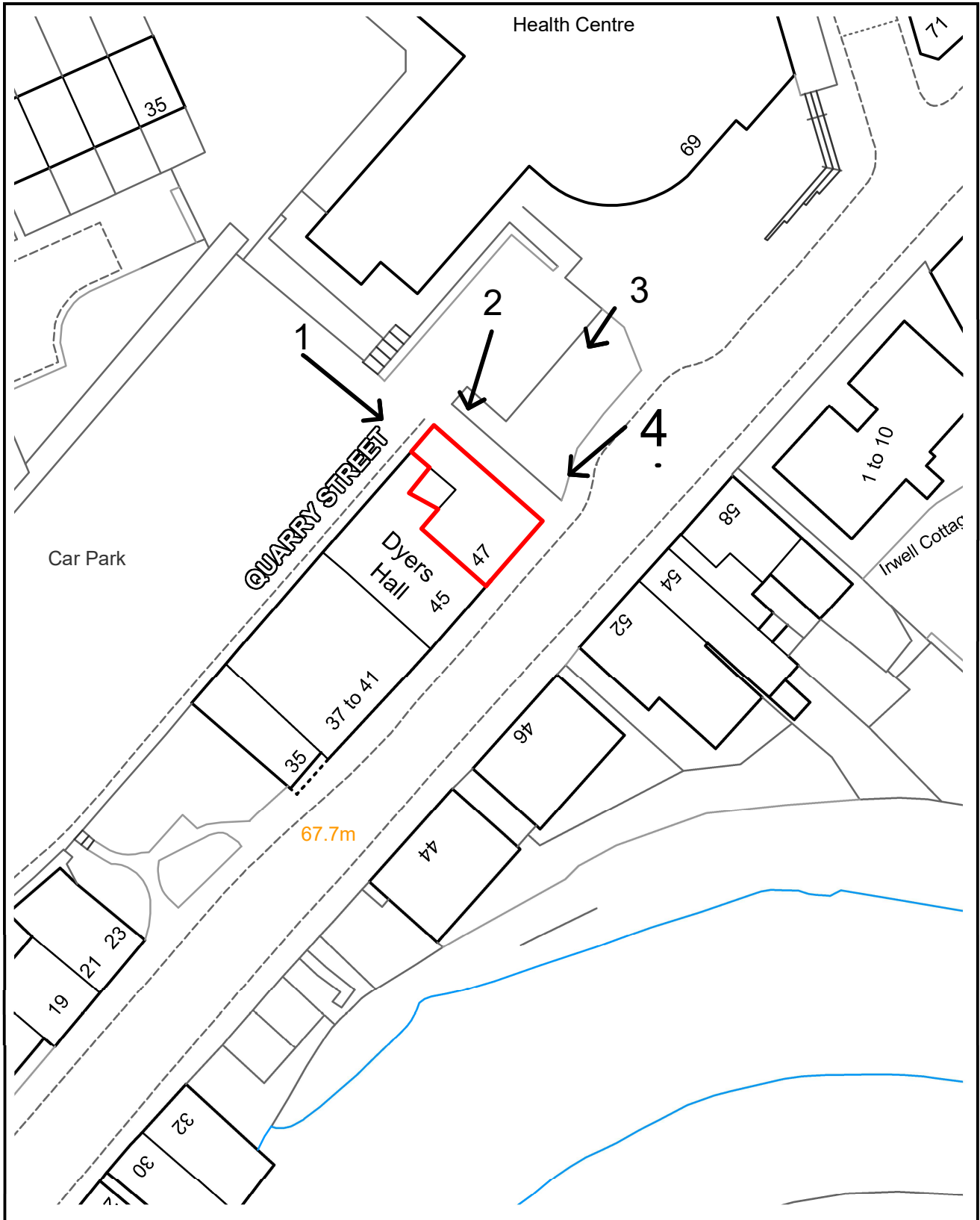
- In the event that new foundations are required, photographic dilapidation survey of the footway abutting the site in the event that subsequent remedial works are required following construction of the extension.
- Confirmation that a scaffolding/hoarding permit has been applied for due to the proximity of the property/extension to the adopted footway on Quarry Street.
- Construction method statement incorporating appropriate pedestrian protection measures and retention of adequate pedestrian facilities/access arrangements on Quarry Street that abuts the site.
- Facilities for the storage of construction materials on land within the applicant's control.

The measures subsequently approved shall be implemented and maintained for the duration of the works that affect the adjacent adopted highway. The material storage facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being brought into use.

Reason. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

For further information on the application please contact **Helen Pressley** on **0161 253 5277**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 70044

ADDRESS: 47 Church Street West Radcliffe



Bury
Council

Planning, Environmental and Regulatory Services

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70044

Photo 1



Photo 2



70044

Photo 3



Photo 4



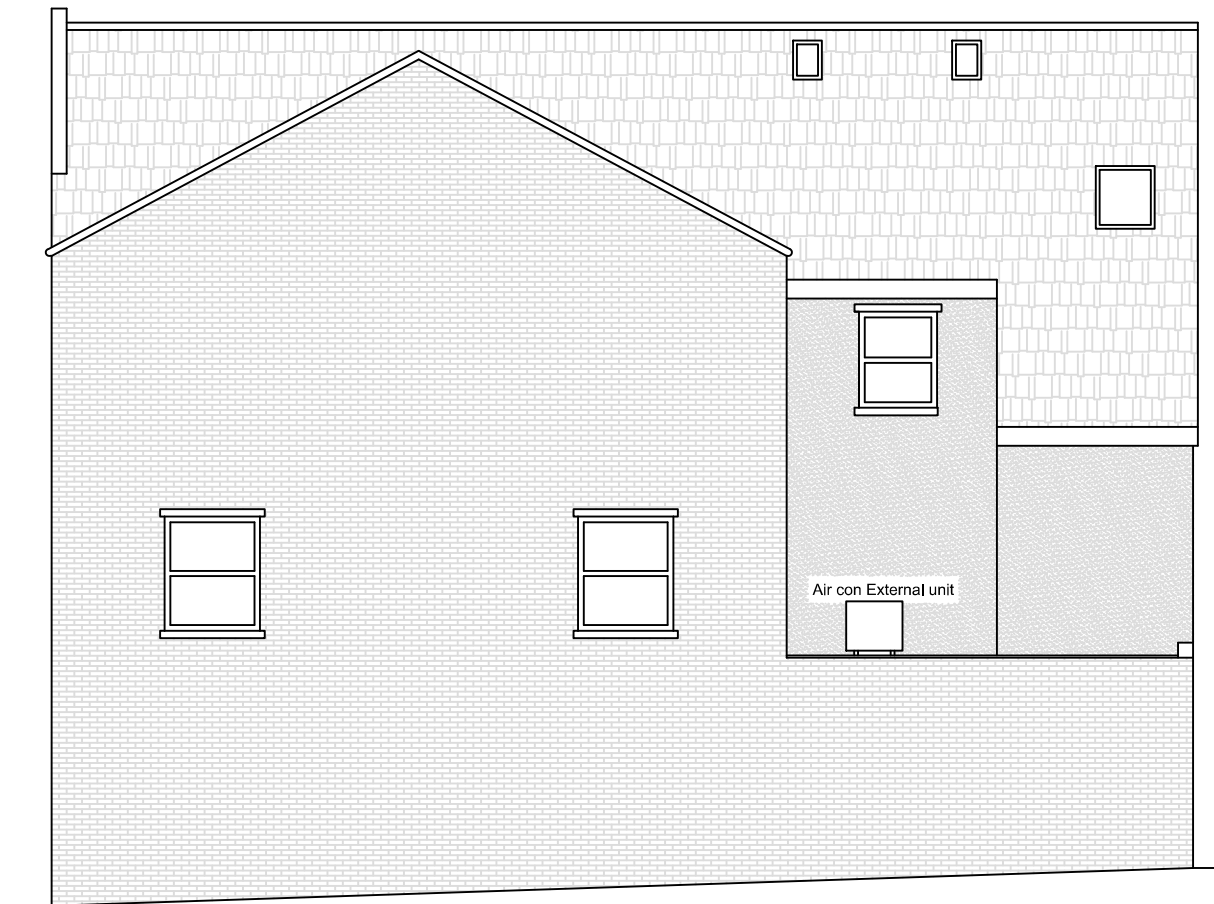
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 378677, 407131



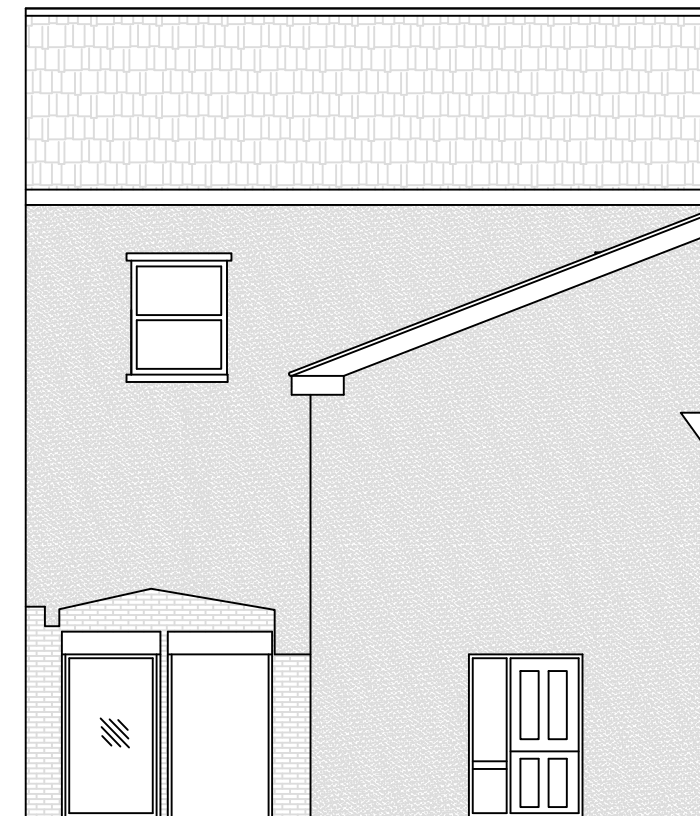
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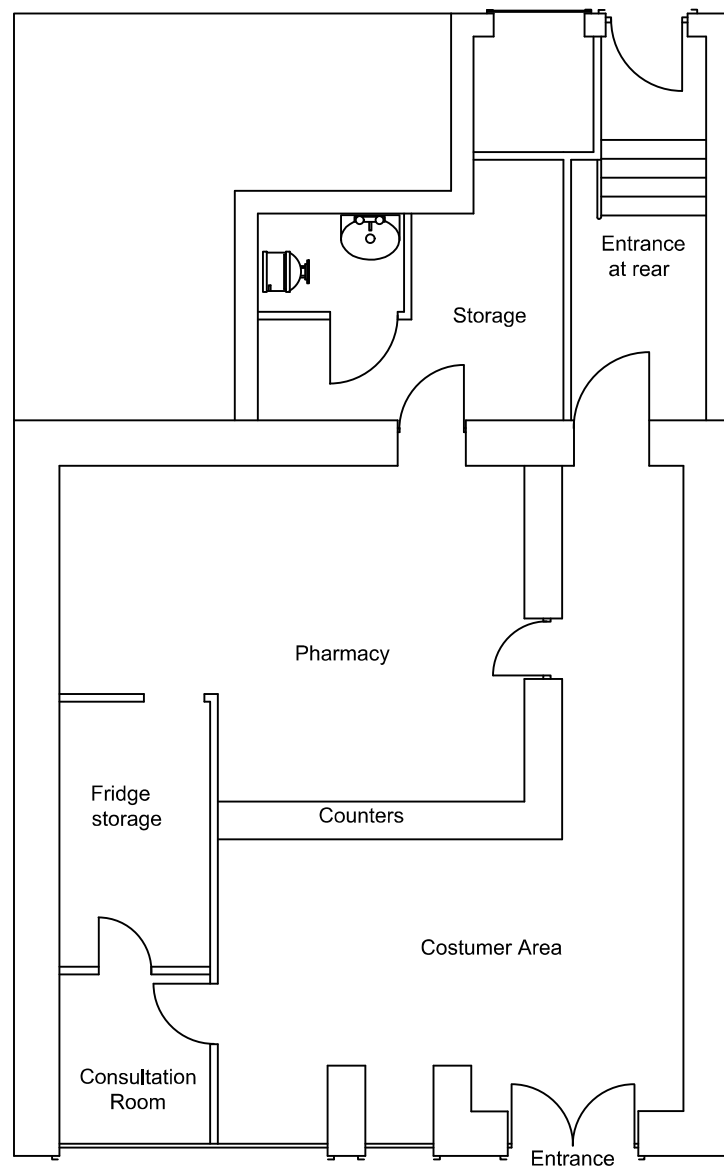
Existing Front Elevation



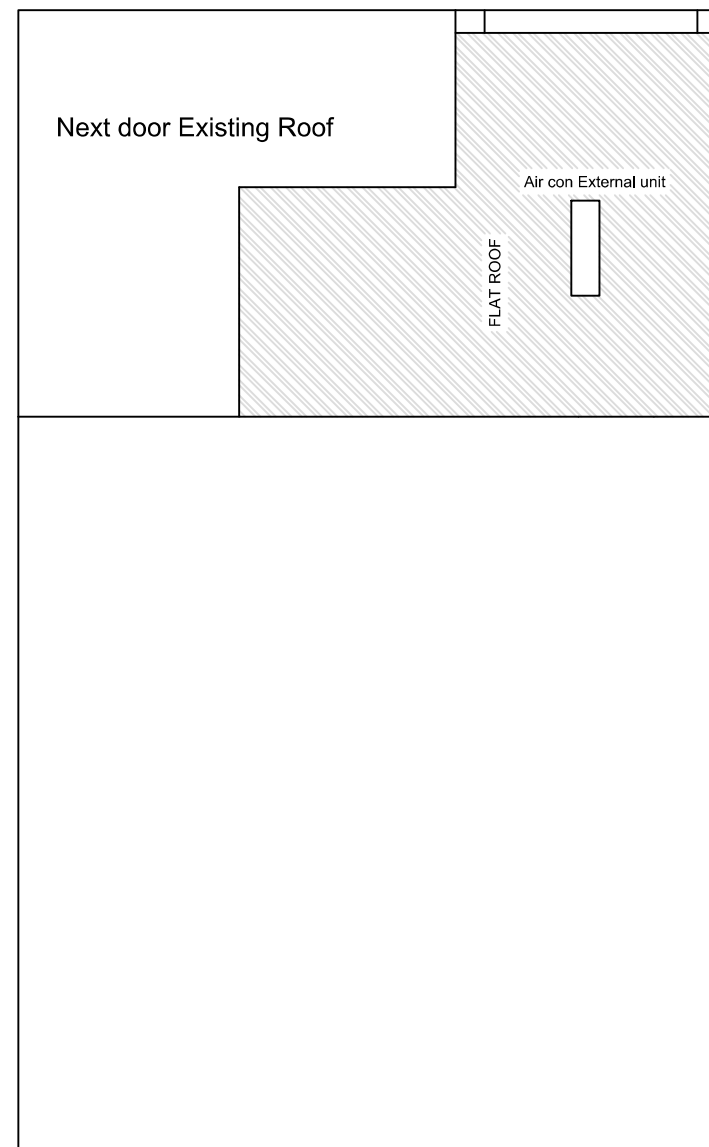
Existing Side Elevation



Existing Rear Elevation



Existing Ground Floor Plan



Existing First Floor Plan

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All materials and workmanship to be accordance with the current British Standards and codes of practice.

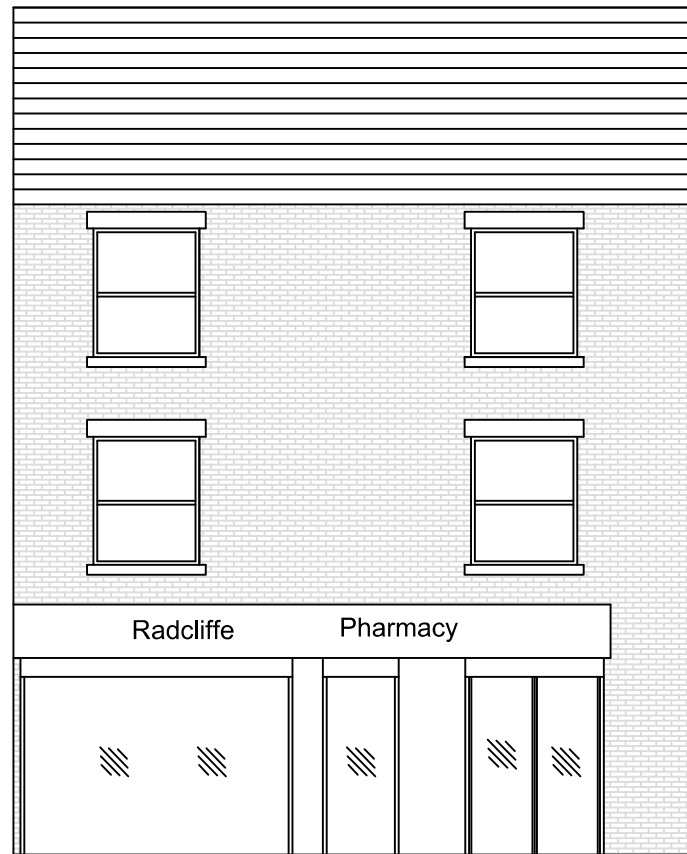
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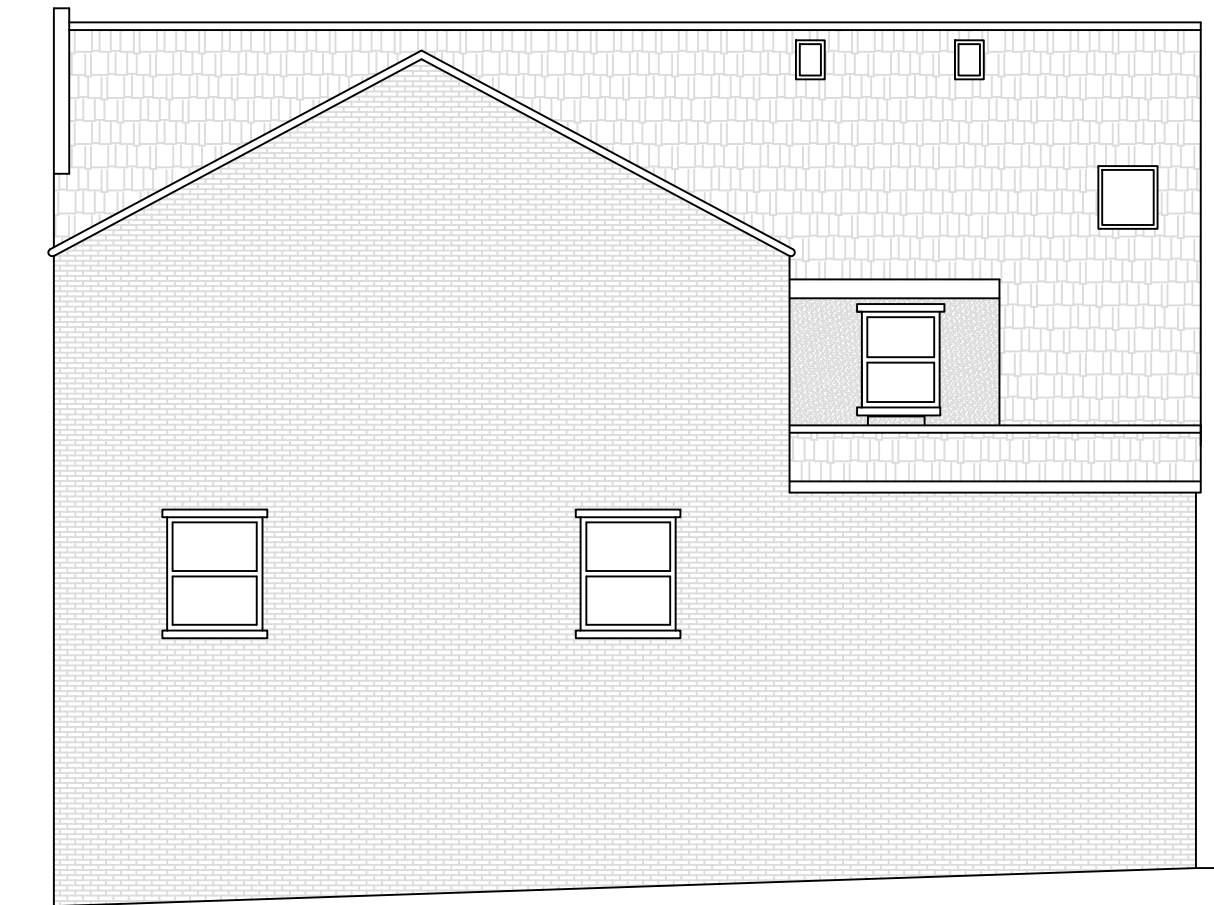
2 York Street
Bury
Lancashire
BL9 7AR

Existing Elevations & Plans
of 47-49 Church Street Radcliffe M26 2SP

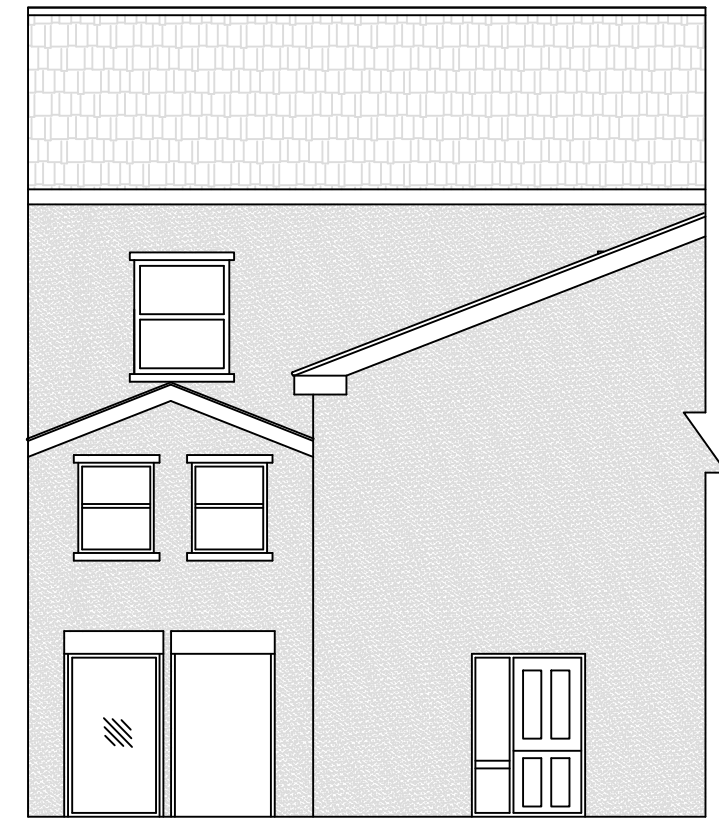
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Ref: IPS/R/47/M262SP	Date :16/12/2014
REV: A Date: 09/10/2023	Existing
SHT 1 of 3	



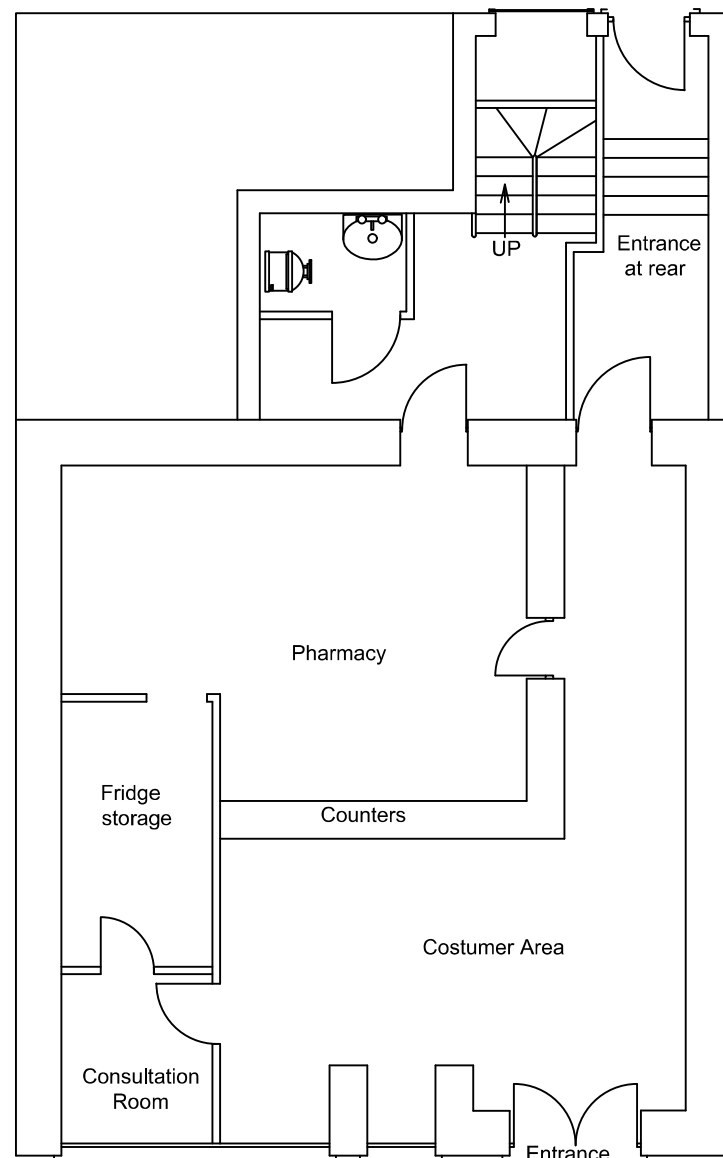
Proposed Front Elevation



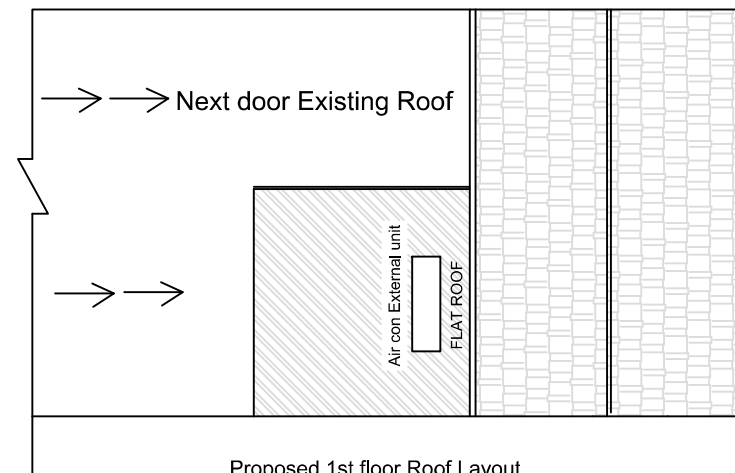
Proposed Side Elevation



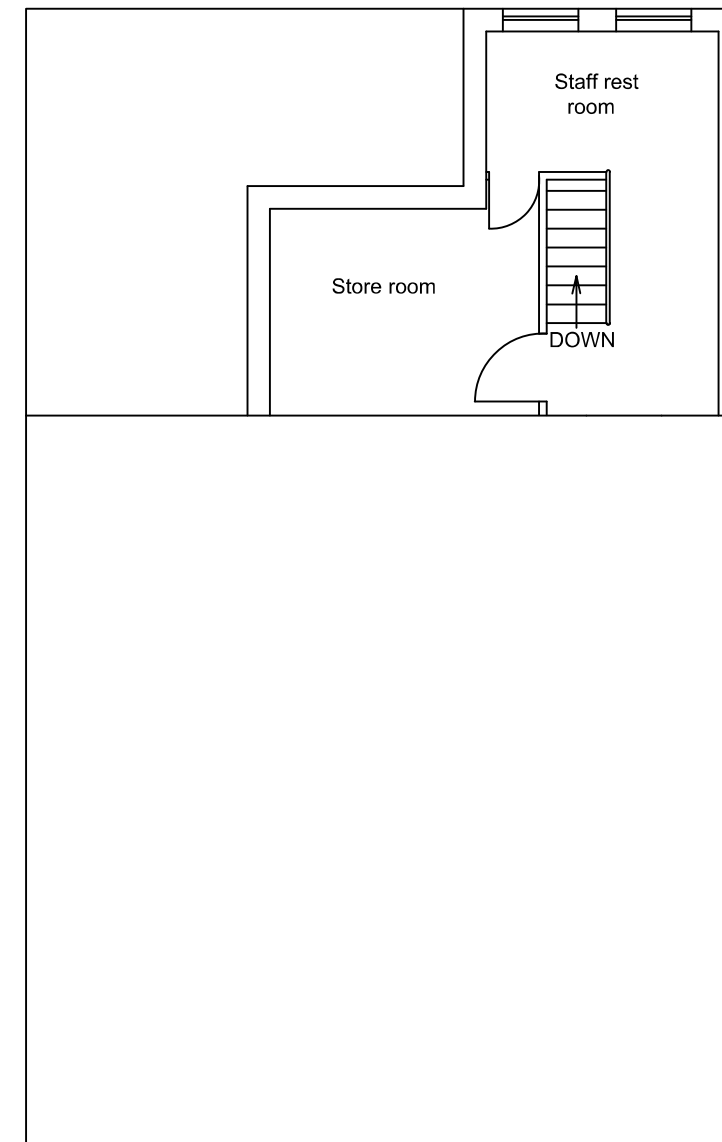
Proposed Rear Elevation



Proposed Ground Floor Plan



Proposed 1st floor Roof Layout



Proposed First Floor Plan

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Proposed Elevations & Plans
of 47-49 Church Street Radcliffe M26 2SP

Scale :1 : 100 on A3 All Dimensions in Meters

Ref.: IPS/R/47/M262SP Date :16/12/2014

REV: A Date: 09/10/2023 Proposed

SHT 2 of 3