

Ward: Prestwich - Sedgley

Item 01

Applicant: GMPE Property Ltd

Location: 31 Grosvenor Street, Prestwich, Manchester, M25 1ES

Proposal: Change of use of Swim School building (Class E(d)) to dwelling (Class C3);
Demolition of a single storey rear projection; Replace corrugated roof to composite roof with tiled covering; Composite timber panelling adding to front elevation windows

Application Ref: 72682/Full

Target Date: 16/06/2026

Recommendation: Approve with Conditions

Description

The application relates to a single storey brick built building which has a glazed hexagonal shaped conservatory frontage located within the frontage and grounds of 31 Grosvenor Street, a detached 4 bedroom property called 'Ivy Bank'. The building was previously used the application building as a Swimming Pool where lessons were held to give lessons - Ivy Bank Swim School.

The application site, is a former outbuilding to 31 Grosvenor Street, located on the corner of Grosvenor Street and Randlesham Street on a triangular site that formerly was a Swim School.

The submitted red edge indicates a triangular plot and Ivy Bank, 31 Grosvenor Street is outlined in a blue edge, which indicated the applicant owns the property.

There is a low red brick capped wall forming the front boundary of the site which defines the curtilage of the property from the adopted highway. The rear of the application building abuts the garden area of no. 74 Whittaker Lane, a detached property, historically in use as a Vicarage. No. 36 Randlesham Street also shares the front boundary of the property with the application site.

Planning permission is sought to change the use of the former single storey swim school building to a one bedroom Class C3 dwellinghouse, for the demolition of a single storey side element of the building, the replacement of the existing corrugated roof to a composite roof with tiled covering and for the installation of composite timber panelling to the front elevation windows. The front elevation overlooks Grosvenor Street and Randlesham Street.

The area of the building to be demolished currently projects 2.67m beyond the western elevation of the building, has a width of 2.25m an eaves height of 2m and an maximum height of 2.4m.

Ivy Bank, 31 Grosvenor Street, to which the building formed part of, is within the same ownership, and this is indicated by the property being outlined with a blue edge.

Procedural Issue

It has been asserted by neighbouring occupiers and proved via Land Registry documents that the submitted Ownership Certificate A is incorrect, as the red edge seems to encroach on to land within the ownership of other people; primarily no. 24 Whittaker Lane and also a plot of land adjoining the garden area of no. 24 Whittaker Lane and the land owned by 36

Randlesham Road within the ownership of whoever owns the land between 74 Whittaker Lane and 151 Rectory Lane. During the course of this application the red edge has been reduced in size that reflects current Land Registry records.

Relevant Planning History

71567 - Lawful development certificate for proposed change of use from a dwellinghouse (Use Class C3); the internal layout will be revised to allow the use of the property as a small house in multiple occupation 'HMO' for up to six individuals (Use Class C4). - Lawful Development, 24/03/2025

70742 - Change of use from dwelling (Class C3) and Swim School building (Class E(d)) to 10 no. bed House of Multiple Occupancy (HMO) (Class Sui Generis) to include changes to the fenestration of the pool building; Loft conversion with 2 no. rear dormers to dwelling - Refused, 18/07/2024

27174 - Erection of swimming pool building - Approved, 28/05/1992

29646 - Conservatory extension to proposed swimming school building - Approved, 03/05/1994

26594 - Change of use of ground floor to children's nursery (Class D1) and Toilet extension at rear - Approved, 28/11/1991

Publicity

5 adjoining neighbouring properties have been consulted about this application via letter on 12/01/2026 before the application was made invalid over concerns over the submitted Ownership Certificate. The submitted red edge was amended and the application was revalidated and neighbours were reconsulted for 21 days on the . On receipt of amended plans neighbours were reconsulted on the 24 April 2026.

17 representations have been received as a result of this publicity. 1 comment has been raised, 4 letters of support have been received, 12 letters of objection and 1 petition have been received. These representations raise the following matters:

Support

The following reasons for supporting are summarised as follows:

- There is a clear need for a more accessible, single level home within our area. This proposal offers a practical housing solution while respecting the character of the surrounding properties.
- Derelict buildings attract antisocial behaviour and create anxiety among residents.
- The proposed conversion is consistent with the character of the surrounding properties and would integrate well in the street.
- The buildings use as a swim school has historically generated noise and more importantly so much traffic coming and going, I believe a return to a swim school which would undoubtedly happen if the current owner doesn't get this planning accepted, would negatively impact the area again.
- The proposal represents a positive improvement to the street and will provide a quieter more appropriate use over another swim school.

Objections

The following objections have been received:

- Land Ownership
 - Neighbouring residents assert the submitted red edge incorporates land owned by them and not the applicant.
- Harmful to neighbouring residents
 - Overlooks neighbouring properties, causing an unacceptable loss of privacy and harming amenity.
 - Residential use would increase noise, disturbance, and daily activity immediately beside shared boundaries
- Parking and Highway Safety
 - Parking pressures will worsen; the address already has multiple vehicles and the area is congested from parked cars.
 - There are currently three extra vehicles parked on the roadside, despite the developers undertaking to restrict his tenants to bicycles or public transport only. This further development cannot guarantee to not add to the already overloaded street parking.
 - Evidence of failure to comply with provisions regarding parking of vehicles is already evident and the developer has no means or methods in place to ensure tenants only access their property by either walking or cycling
- Servicing
 - Existing refuse problems (bins left out, contamination, odours) would worsen with more residents.
 - Access for emergency services is already difficult. Further vehicles will make it virtually impossible.
- Drainage
 - Drainage is an issue here, the addition of another dwelling would make this issue worse.
- Other Matters
 - Wants to know why another development is proposed on this site again as it was refused last time the criteria hasn't change.
 - Condition of the site and unsafe parts of the building.

On receipt of the latest set amended plans reducing the number of bedrooms within the application building from two bedrooms to one bedroom accommodation and creating a rear garden area incorporating the area between the western side elevation and the angled boundary of the site incorporating part of the site which is proposed to be demolished, neighbours directly adjoining and closest to the application site were reconsulted on the 06/07/2026. The following additional concerns received are therefore as follows:

- The building is located immediately adjacent to my property boundary and has the potential to increase overlooking, reduce privacy and create additional noise and disturbance. The amended plans appear to move the proposal even further away from

the character of the surrounding area, which is a quiet residential neighbourhood occupied predominantly by family households.

- Concerned by the current condition and management of the site.
- At present there are four bins associated with 31 Grosvenor Street positioned at the end of my driveway. These bins have been left there for a prolonged period and are creating an eyesore within the street scene. In addition, there is a fridge that has been left outside the property for several months without being removed or properly disposed of. This accumulation of waste and discarded items is detrimental to the appearance of the area, negatively impacts neighbouring residents and raises serious concerns regarding the management and maintenance of the property. If the site is not being appropriately managed now, this does not give confidence that it will be properly managed should further residential accommodation be permitted.
- Also raises concerns that one of the bins appears to belong to Warrington Borough Council rather than Bury Council. Stating they cannot understand how a bin belonging to another local authority has ended up at this property, and asking that this matter is investigated as part of the Council's consideration of the application.

The objectors and supporters have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - Raises concerns that no parking is proposed within curtilage and that the redundant access - a legacy from the 1992 approval for the Swim School use - should be reinstated to adjacent footway levels and new footway crossing.

Environmental Health - Pollution Control - No comments or observations received

Waste Management - No comments or observations received

Prestwich Village Neighbourhood Forum (PVNF) - No objections to this proposal that will make use of a redundant building to provide, what is in effect, a bungalow.

PVNF Housing Needs Assessment identified a shortage of bungalows in the Neighbourhood area; therefore, this proposal would support the Prestwich Village Area Housing Need Assessment (HNA) findings. It is worth noting that there is very little amenity space and no off-street parking on the application site, but given that the proposal is for only one small residential unit, PVNF doesn't consider this to be sufficient to outweigh the other benefits of the proposal.

Pre-start Conditions - Not relevant

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/2	Townscape and Built Design
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury
SPD13	Conversion of Buildings to Houses in Multiple Occupation
JP-C2	Digital Connectivity
JP-C6	Walking and Cycling

JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
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.

Principle of Development

The National Planning Policy Framework (NPPF) is a material planning consideration in planning decisions, and emphasises the Government's objective of significantly boosting the supply of homes. The Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing, with either a 5% buffer to ensure choice and competition in the market for land, or a 20% buffer where there has been significant under delivery of housing over the previous three years. As set out in NPPF paragraph 78, the supply of housing must be assessed against the housing requirement set out in adopted strategic policies where these are less than five years old.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

Bury's Strategic Housing Land Availability Assessment is an assessment of potential sites for residential development and is used to assess the housing land supply. It includes sites that have an extant planning permission, sites allocated through the joint Places for Everyone Plan and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the deliverable land supply calculations as many sites will take longer than five years to come forward and be fully developed.

The Council has carried out an assessment of the housing land supply to determine whether sites meet the deliverability tests in the NPPF and can contribute to the five year supply of housing land. Based on the 2025 5-year supply statement, the Council has demonstrated a 4.3 year supply of housing land. This includes a 20% buffer (as currently required in Bury due to past under delivery) and accounts for past oversupply when assessed against the adopted PfE housing requirement. The Council is therefore currently unable to demonstrate a deliverable five-year supply of housing land against the adopted

housing requirement.

The National Planning Policy Framework also sets out the Housing Delivery Test (HDT), which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government (the 2023 measurement published on 12 December 2024) show that Bury has a HDT result of less than 75%.

The five year supply position and the housing delivery test result need to be treated as material factors when determining applications for residential development.

Paragraph 11(d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provide a strong reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

This means that as a result of the lack of five year supply and the latest published HDT result the 'tilted balance' set out in NPPF paragraph 11(d) applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

The site is located within an established urban area, outside of the Green Belt. The application site is within a residential location off Whittaker Lane and is within walking distance of Heaton Park Metrolink stop and Whittaker Lane / Bury Old Road Local Centre. Creating a dwelling in this location is therefore acceptable in principle.

Density of Development

PfE Policy JP-H4: Density of New Housing seeks to ensure an effective use of land and therefore sets minimum density requirements. This application site is within an area where 70 dwellings are required per hectare. This site is only 0.01 hectares. Based on this policy, a site of this size yields an exact target of 0.7 dwellings, which rounds up to 1 dwelling. Therefore the conversion of this building accords with the requirements of this policy.

Design and Layout

The large property within the submitted blue edge, known as 'Ivy Bank', is in very close proximity to the application building, is currently in use as a 6 bedroom House in Multiple Occupation (HMO). This HMO property appears to currently be only partly occupied, with the representations received indicating that only 3 or 4 occupants currently live in the property.

In the conversion of this property to a HMO the former ground floor rear door, which provided direct access into a rear yard area, has been removed. A bedroom is now occupying the area where the rear door was. There is now no direct access to the rear yard area of this property from within the property. As a result 4 bins from 31 Grosvenor Street are being stored on the adopted highway (pavement) adjacent to the application site. The LPA has witnessed these bins and the representations received advise that the 4 bins are permanently stored on the adopted highway.

This application, seeks to convert and extend the former Swimming Pool building to a 2-bedroom open market dwelling. No new windows or openings are proposed. A small side extension is proposed to the end of the building closest to the boundary of the site bordering the grounds of no. 29 Randlesham Street to create an internal store area off Proposed Bedroom 2.

Each proposed bedroom would accord with the Nationally prescribed Space Standards, thus the proposal would comply with this aspect of PfE Policy JP-H3.

The conservatory frontage of the property which would be used as the sole entrance to the proposed dwelling. No garden area or outside space is proposed.

The proposed site plan indicates the 3 refuse bins for the proposed dwelling would be stored to the northern side of the application building, adjacent to the boundary of the site with Grosvenor Street. Due to changes in waste collection legalisation, Council's will have to collect 4 types of waste and therefore 4 bins would be required. This will be secured by condition. In addition, to minimise the visual clutter of bins on the streetscape, a planning condition will be imposed requiring these be stored within a covered bin store. Therefore the proposed development would be in accordance with Policies EN2/1, H2/1, H2/2 and H2/4 of the Unitary Development Plan and PfE Policy JP-C8.

Amenity of neighbouring residents

The neighbours whose boundaries directly adjoin the application site are:

- Ivy Bank, 31 Grosvenor Street, a property within the submitted blue edge, in use as a 6 bedroom House in Multiple Occupancy (HMO).
- The former Vicarage, 74 Whittaker Lane; and,
- 36 Randlesham Street

Ivy Bank, 31 Grosvenor Street

This property is currently in use as a HMO for up to 6 individuals. The property was converted to an HMO from a dwelling using permitted development rights. Permitted development rights would also allow the change of use of a HMO back into a dwelling.

The proposed development has therefore been assessed in terms of the impact upon the occupiers of No. 31 Grosvenor Street as both a dwelling and an HMO.

The front ground floor windows of the property known as Ivy Bank serve existing bedrooms.

From the proposed conservatory frontage and glazed entrance door of the application building, direct views into both ground floor windows of Ivy Bank, which serve bedrooms within the adjoining HMO and would have served habitable rooms when it was in use as a dwellinghouse, would be possible. To protect the amenity of both the occupants of no. 31 Grosvenor Street and future occupiers of the application proposal it is thus recommended that the side elevation of the existing conservatory be obscure glazed. This is recommended to be secured by planning condition.

The former Vicarage, 74 Whittaker Lane

The application building adjoins the garden area of this neighbouring property. The rear elevation of the building forms the boundary to this neighbouring property. This neighbour has a Pergola abutting the rear elevation of the application site and a covered external seating area in close proximity to the shared boundary and rear wall of the application site. Part of the building sought to be demolished measuring approximately 2.4m high along the shared boundary, reducing to 2m high at the eaves beyond the boundary with this property.

Objections have been raised about the impact of the proposed bedroom wall on the use of the adjacent garden and a loss of privacy. It is considered that provided the rear elevation is satisfactorily soundproofed the amenities of both the occupiers of the proposed development and the adjacent property would not be demonstrably harmed. The soundproofing would be secured by condition.

The proposed development involves the removal of the existing single storey store, which is located off the west facing elevation. In order to maintain the privacy of the occupiers of the proposed development and neighbouring properties, a condition to secure a fence of at least 2.2 metres in height would be included.

36 Randlesham Street

The front door of this property and its main outlook is southward covering the westerly end of the of the application site and of the area of the building proposed to be demolished and turned into a garden area.

The proposal seeks to remove the existing large window present in the west facing elevation of the building and infill the opening with matching brickwork. This aspect is thus of benefit to these neighbours.

Whilst not noted on the amended plans received, the single storey store has been removed to create an area of garden between the west facing side elevation (Elevation B on the submitted drawing). The planning condition recommended for boundary treatments will thus ensure the amenity of the occupiers of this property are not demonstrably harmed by this proposal.

To conclude, the proposed development would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

Amenity of Future Occupants

The proposal would provide a one-bedroom property which would provide separate kitchen area and lounge areas. The internal layout of the proposed residential property would meet the space standards required within the Nationally prescribed Space Standards size and within PfE Policy JP-H3.

The proposal has been amended through the course of this application to reduce the size of the building by demolishing a portion of the building at the rear. The demolition of part of the existing building would create a rear garden area for future occupiers of the property. The storage of up to 4 refuse bins is also proposed at the opposite end of the application building.

Overall, the internal layout and external layout of the development proposed would provide a satisfactory standard of accommodation for any future occupier(s) of the application building. Ensuring the proposal is designed to accord with Building Regulations M4/2 standards could be secured by planning condition and such a condition is therefore recommended.

Therefore, the proposed development would be in accordance with Policy JP-H3 of the Places for Everyone Joint Development Plan

Parking and Highway Safety

Due to the constraints of the site, it is not possible to provide off-street parking to serve the proposed development within the application site. SPD 11: 'Parking Standards in Bury' sets a target for the proposal to provide one space per dwelling within this zone, as well as a total of two secure and covered cycle parking spaces. Two

It is important to note that the lawful use of the property was as a communally accessible swimming pool. This means that lawful operation of the site as it presently exists would see a significantly greater demand for parking (that could also not be accommodated on-site), as well as a significantly greater number of vehicle movements and comings and goings. In comparison, the residential use of the property for up to three people would generate significantly less movement, disturbance and general demand.

Furthermore, there are currently no waiting restrictions within either Grosvenor Street or Randlesham Street. It is also noted that on both of these roads on-street car parking is well-subscribed due to the terraced and semi-detached nature of this area of Prestwich. There are therefore limited opportunities for off-street parking within the locality.

It is accepted that the proposed development would contribute further to this local subscription of on-street parking in the locality. However, this would be by one additional parking space only. This is not held to be materially significant and would not cause such demonstrable harm to justify refusal on this basis. Moreover, SPD11 does stipulate that an under provision could be acceptable in certain circumstances.

Aside from the planning reasons that outweigh this under provision of a car parking space, as discussed in other sections of this Report, such as more homes being required, the site would provide a compliant provision of cycle parking space and is within comfortable walking distance of bus stops to the west, east and south. Prestwich supermarkets are also within a 14-minute - 17 minute walk of the application site and the application site is within 550m of Heaton Park Tram Stop and the Whittaker Lane/ Bury Old Road Local Shopping Centre. The location of the application site is therefore sustainably located for the provision of a new dwelling in this location.

Carbon and Energy

PfE Policy JP-S2: Carbon and Energy requires new development to be net zero carbon in relation to the developments operational carbon emissions. Policy JP-S2 expects all new development to be net zero carbon. The expectation from the adoption of the PfE Development Plan is that net zero carbon should be achieved for regulated carbon emissions; from 2028 for all emissions in construction; and from 2025, development should also calculate and minimise carbon emissions from unregulated emissions.

The proposed development embraces a fabric-first approach to sustainability. By upgrading and converting the existing building rather than demolishing it, the project preserves substantial embodied carbon within the structural envelope.

To minimise operational energy demand, the building fabric will be comprehensively retrofitted with high-performance insulation across all thermal elements (floors, walls, and roof) alongside high-specification double glazing, targeting U-values that exceed standard building regulations for conversions. Space and water heating will be delivered via highly efficient electric system, entirely avoiding fossil fuel reliance on-site in accordance with the GMCA Net Zero Design Guidance. Accordingly the proposal accords with PfE Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2 - 'Digital Connectivity' requires all new development to have full fibre to premises connections unless technically infeasible or unviable.

The proposed bungalow is to be provided with future proofed digital infrastructure with the necessary ducting and internal routing to facilitate Full-Fibre to the Premises from the point of occupation. The proposed dwelling will be well equipped to support remote working,

digital inclusion and modern telecommunications infrastructure.

Biodiversity Net Gain - Statutory Requirement

As the application was made after 2 April 2024, it is subject to the provisions in Schedule 7A of the Town and Country Planning Act 1990 (the Act) relating to "Biodiversity Net Gain in England" which "makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met".

The applicant has indicated that they consider the proposal to be "subject to the de minimis exemption (development below the threshold)". This exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of on-site habitat, or 5 metres of linear habitats such as hedgerows.

As the proposed development relates to the conversion of an existing building on land which is presently sealed surface hardstanding this is the correct approach and the general condition of planning permission relating to biodiversity gain does not apply in this instance.

Response to Objections

Many of the objections received have been addressed in this report.

Bin Storage on the Highway and other Waste Management Matters

The matters relating to no. 31 Grosvenor Street bins being stored on the highway is a matter that residents should be reported to the Council's Waste Management Service. It can be reported through Bury Council's "Report an issue in your neighbourhood" page under Roads, pavements and highways → Obstruction on the highway.

In terms of bins being used from Warrington Council, under Section 46 of the Environmental Protection Act 1990, Bury Council has the power to require occupiers to use specified receptacles for the storage and collection of household waste and to stipulate how and where those receptacles should be stored and presented for collection.

A Waste Management Officer will contact the landlord of 31 Grosvenor Street to remind them of their responsibilities in relation to the proper storage and presentation of waste containers. Should further compliance issues arise, enforcement action may be considered where appropriate.

As part of this investigation, the officer will establish whether a Warrington Borough Council bin is being used at the property. If it is confirmed that the bin does not belong to Bury Council and its removal is considered necessary, appropriate action will be taken. The officer will also investigate the reported fly-tipping and/or accumulation of waste at the site and determine any appropriate course of action.

Any unwanted bulky items, including white goods such as fridges - one of which is stored on the site, should be disposed of through Bury Council's paid for bulky waste collection service (<https://www.bury.gov.uk/waste-and-recycling/bulky-waste>) or via another authorised chargeable waste disposal route.

The owner and occupiers of the property are responsible for ensuring that all waste, recycling containers and bulky items are managed appropriately, stored within the property boundary when not awaiting collection, and do not have a detrimental impact on the local environment or visual amenity. These responsibilities will also be reinforced during contact with the landlord.

Lack of Maintenance of Ivy Bank, 31 Grosvenor Street

This matter has been passed to the Council's Building Control team, who will investigate

and, where necessary will take action.

Conclusion

The matters in the representations received have been addressed and where planning conditions can be used to address concerns raised, they are recommended. Subject to the recommended planning conditions being imposed, the application is recommended to be approved.

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 permission relates to the following plans and documents:

Drawing no. LP01D: Location and Block Plan;
Drawing no. 2526-LB02B: Proposed Layouts; and letter
Letter from Alpha Planning, dated 13 July 2026

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

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The dwelling hereby permitted shall not be occupied until a soundproofing scheme to be introduced on the south and east facing walls forming the boundary with 72 Whittaker Lane has been submitted to and approved in writing by the Local Planning Authority. The soundproofing scheme shall ensure that the level of sound insulation provided is in compliance with the requirements of Approved Document E of The Building Regulations 2010 (or any equivalent Order following the revocation and re-enactment thereof, with or without modification). The duly approved soundproofing scheme shall thereafter be implemented in full before the property hereby permitted is occupied.

Reason. To ensure that the development does not give rise to unacceptable noise

and disturbance to the occupiers of adjoining residential properties, particularly during unsocial hours, in accordance with the requirements of Policies EN1/2: Townscape and Built Design, H2/1 - The Form of New Residential Development H2/4: Conversions and EN7/2: Noise Pollution of the Bury Unitary Development Plan and the National Planning Policy Framework.

4. Within 3 months of development first taking place, details of the height, design, materials and finish of all boundary treatments at the site shall be submitted to and approved in writing by the Local Planning Authority. Any boundary treatments bordering a neighbouring property (72 Whittaker Lane and 36 Rendlesham Street) shall be 2.2m high.

The boundary treatments shall be constructed in accordance with the duly approved details before the building is first occupied and retained as such thereafter.

Reason. In the interests of site security and to ensure a satisfactory relationship with the character of surrounding buildings and the street scene and in the interests of safeguarding the amenity of nearby residents, in accordance with the requirements of Policies EN1/2: Townscape and Built Design, H2/1: The Form of New Residential Development H2/4: Conversions of the Bury Unitary Development Plan and the National Planning Policy Framework.

5. Within three months of development first taking place, a scheme for the provision of a bin store for the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting, size, design and materials of the bin store and make provision for the storage of 4 no. standard size refuse bins. The bin store shall be constructed in accordance with the duly approved scheme and made available for use before the building hereby approved is first occupied and retained as such thereafter.

Reason. To ensure the provision of satisfactory facilities for the storage of refuse in the interests of the amenity of future occupiers and to ensure the appropriate siting and design of any refuse storage facilities within the site in the interests of visual amenity in accordance with the requirements of Policies EN1/2: Townscape and Built Design, H2/1: The Form of New Residential Development H2/4: Conversions of the Bury Unitary Development Plan and the National Planning Policy Framework.

6. Within 3 months of development first taking place, details of the size, materials and design of a covered and secure cycle store, in the location shown on drawing no. LP01D shall be submitted to and approved in writing by the Local Planning Authority. The duly approved covered and secure cycle storage shall be installed and made available for use before the building is first occupied and retained as such thereafter.

Reason. To promote modal shift and encourage travel to the site by more sustainable modes of transport and to achieve a sympathetic relationship with the character and appearance of surrounding buildings and the street scene in accordance with Policies EN1/2: Townscape and Built Design, H2/1: The Form of New Residential Development and H2/4: Conversions of the Bury Unitary Development Plan and the modal shift and active travel objectives of the Places for Everyone Joint Development Plan.

7. The conservatory windows shown on the east facing side elevation of the dwellinghouse hereby approved facing towards the front windows of no. 31 Grosvenor Street (Ivy Bank) shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be and shall be non-opening before the dwelling hereby approved is first occupied, and shall be retained as such thereafter.

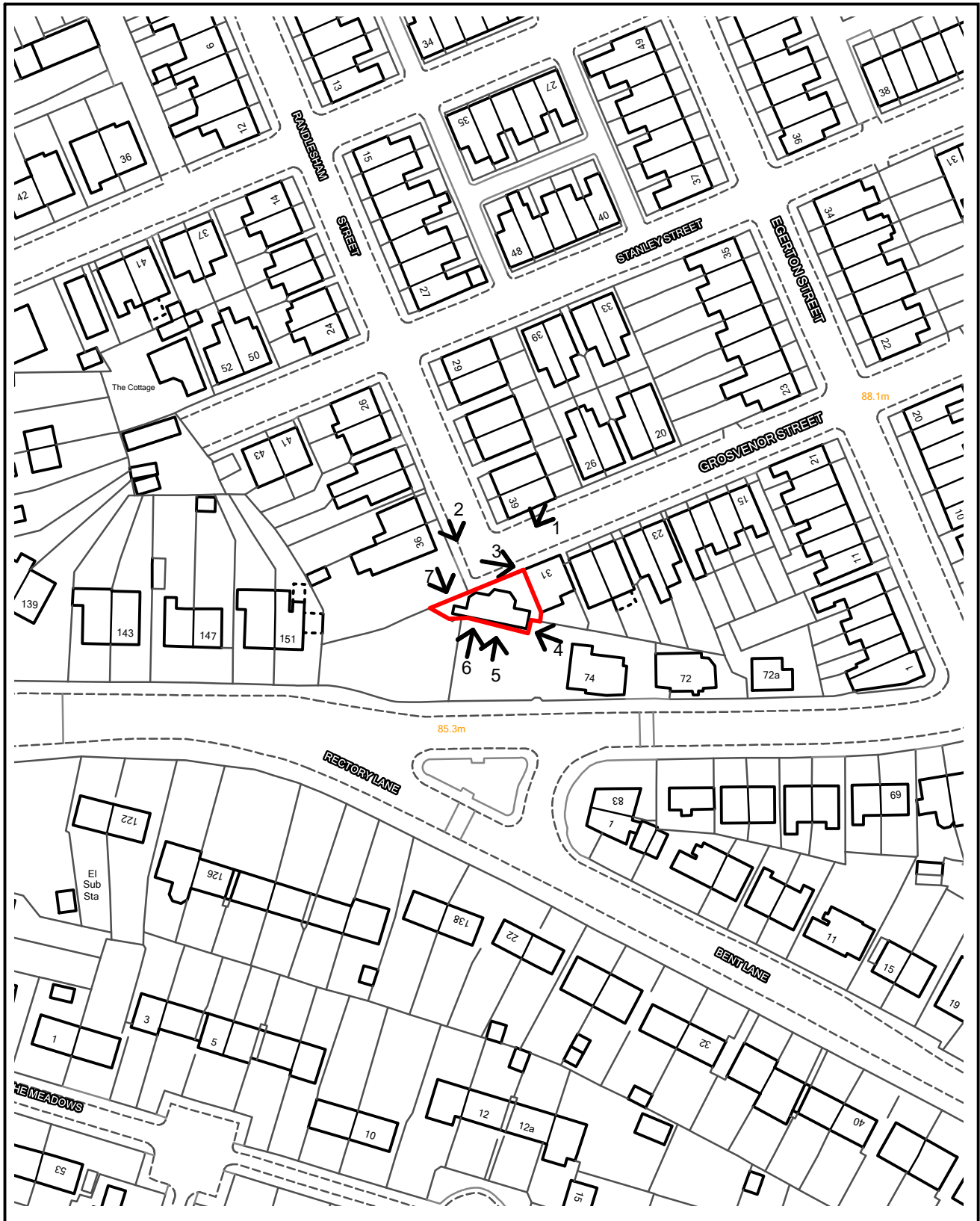
Reason. To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for future residents in accordance with the requirements of Policies EN1/2: Townscape and Built Design, H2/1: The Form of New Residential Development, H2/4: Conversions of the Bury Unitary Development Plan and the National Planning Policy Framework.

8. The dwelling hereby approved shall meet the accessible and adaptable dwellings M4 (2) standard of the Building Regulations 2010 (or any equivalent Order following the revocation and re-enactment thereof, with or without modification).

Reason. In order to create accessible and adaptable homes, in accordance with Policy JP-H3: Type, Size and Design of New Housing of the Greater Manchester Places for Everyone Joint Development Plan.

For further information on the application please contact **Claire Booth** on **0161 253 5396**

Viewpoints



Application No 72682

ADDRESS: 31 Grosvernor Street, Prestwich

Planning, Environmental and Regulatory Services

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Bury
Council

72682

Photo 1

Front Elevation of Outbuilding/ Former Swim School building



Photo 2

Front Elevation of application building showing proximity of Ivy Bank, 31 Grosvenor Street



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Photo 3

View towards Ivy Bank, 31 Grosvenor Street – taken from Grosvenor Street



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Photo 4

Taken from Garden of no. 74 Whittaker Lane – East facing gable of application building



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Photo 5

Taken from Garden of no. 74 Whittaker Lane – Pergola positioned adjacent to the rear of the application building:



Photo 6

Corner of Garden Area of no. 74 Whittaker Lane looking towards the southern end of the outbuilding and the lean-to extension proposed for demolition. Gable elevation of 36 Randlesham Street shown in the background:



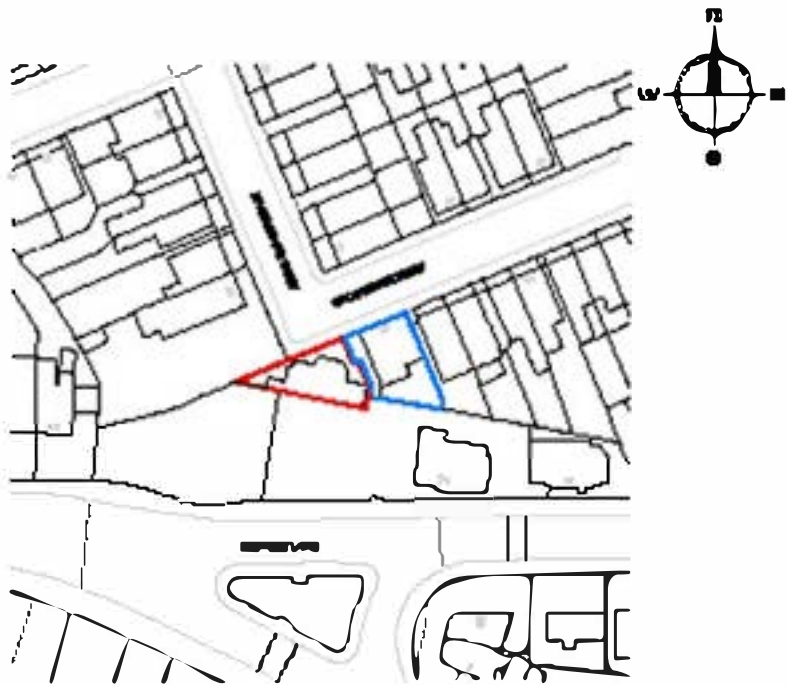
Photo 7

Portion of building proposed for demolition – View from frontage area of 36 Randlesham Street – shows lean-to addition proposed for demolition.



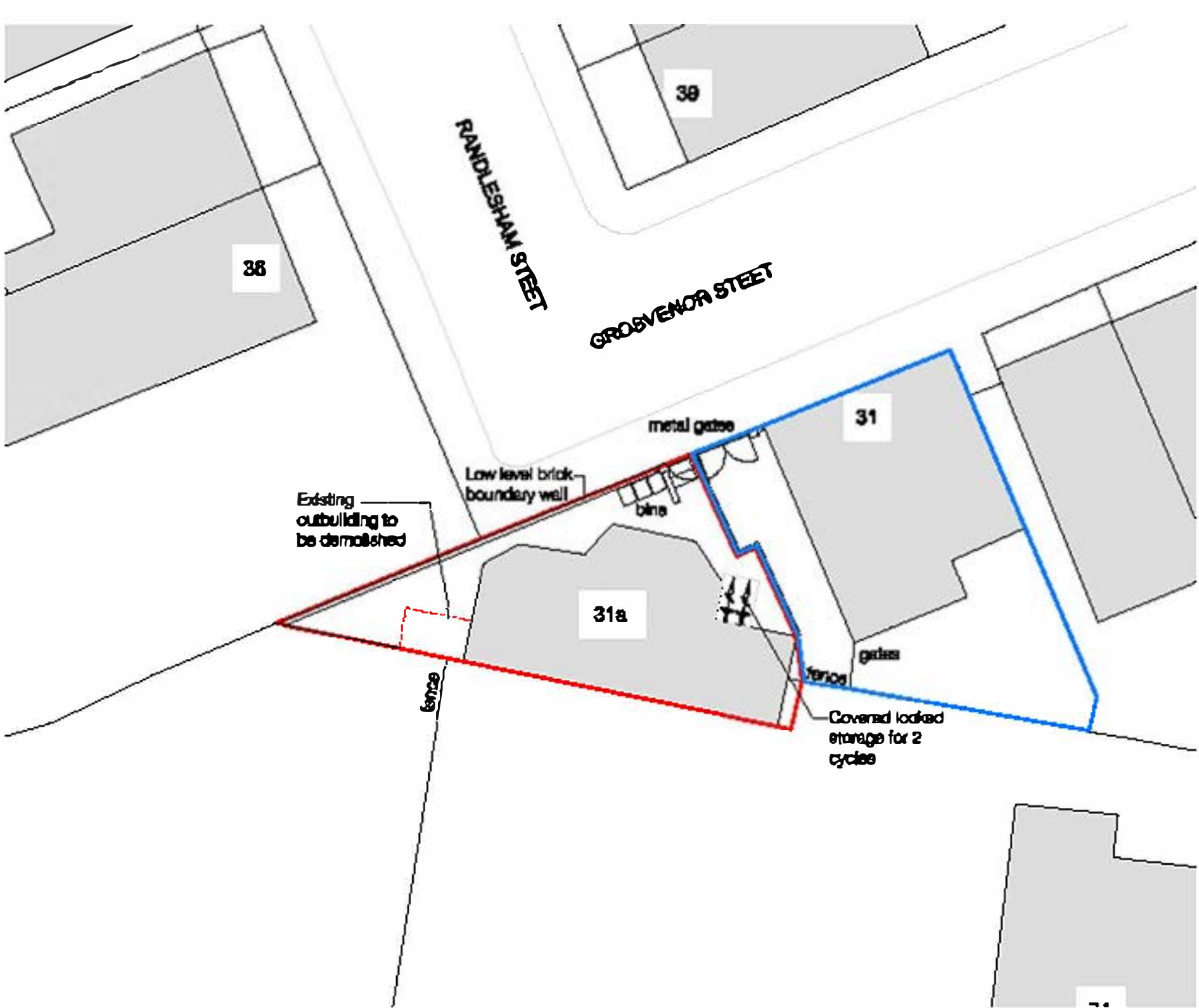
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Revision	Date	Revision note	Drawn by	Purpose of issue
0	14.08.26	Outbuilding demolished. Bin location changed.	LM	Planning



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Ordnance Survey 100000000

LOCATION PLAN - 1:1250

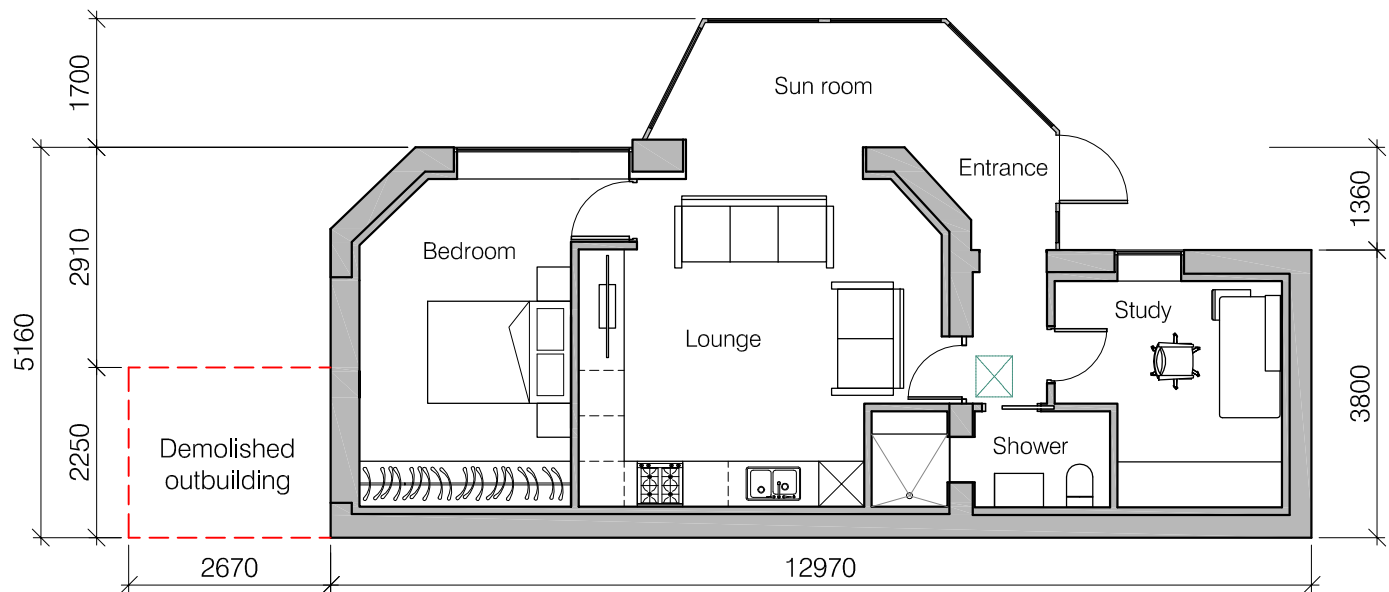


BLOCK PLAN - 1:200

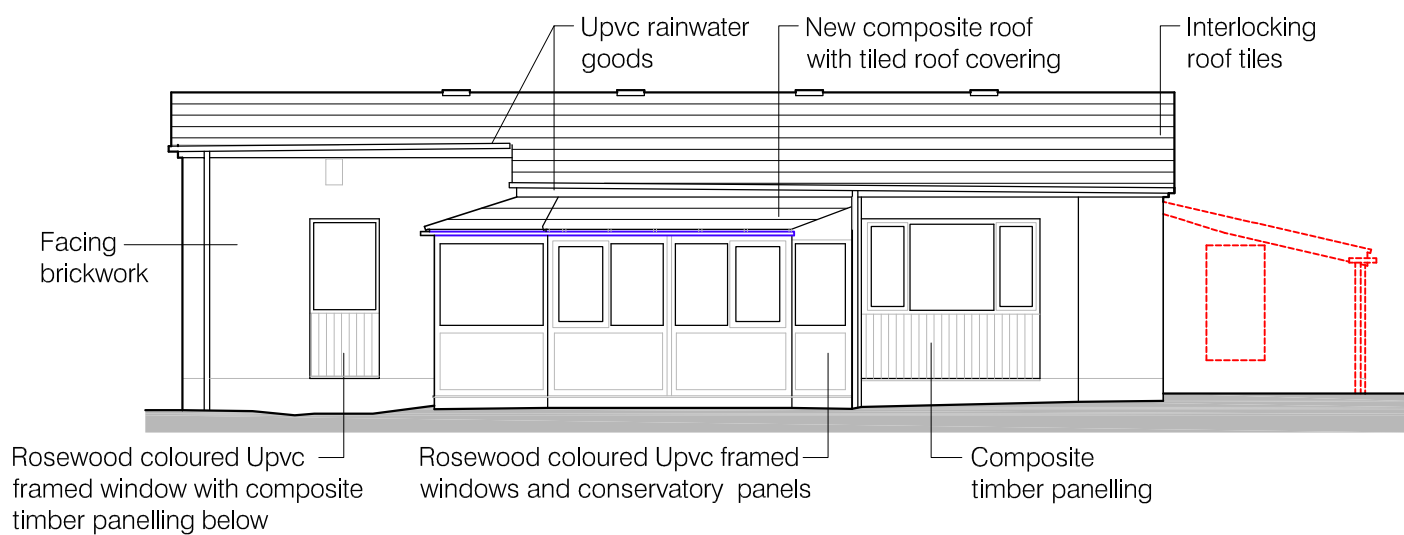
Project Conversion of 31 Grosvenor Street Prestwich	Drawing title Location and Block plan	Scale As noted @ A3	LMC Architecture Limited Architectural design services 4 Dovedale Drive, Littleton Hill, Burnley, Lancashire, BB12 8XD Web : www.lmcarchitecture.co.uk	
Client Mr J Ramsey	Drawing number 2526-LP01 0	Date 30.10.25		

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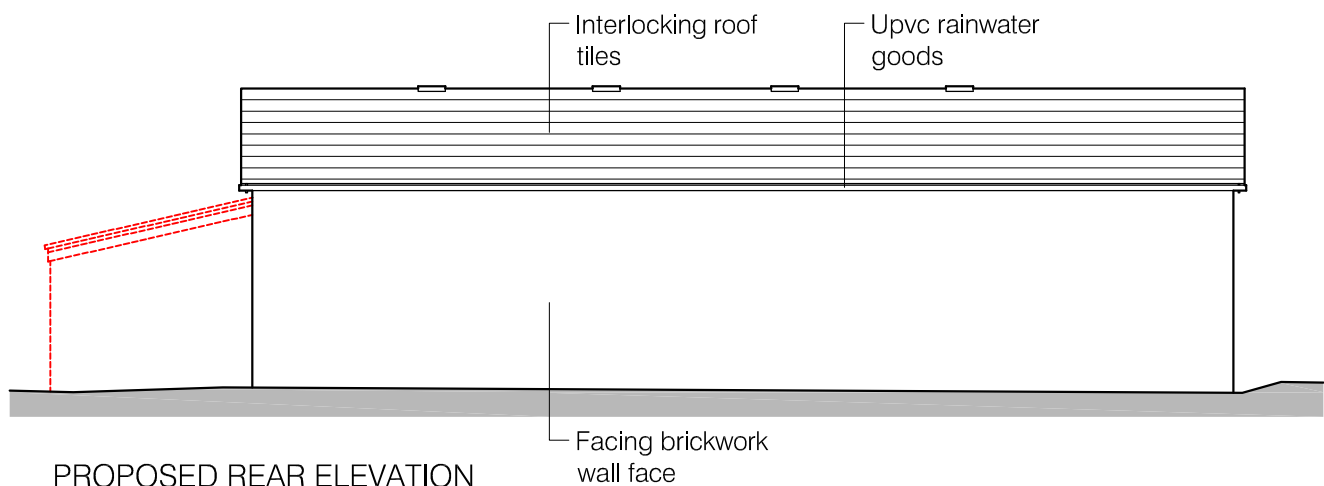
Revision	Date	Revision note	Drawn by	Purpose of issue
B	14.06.26	Bedroom 2 changed to study. Outbuilding demolished.	LM	Planning



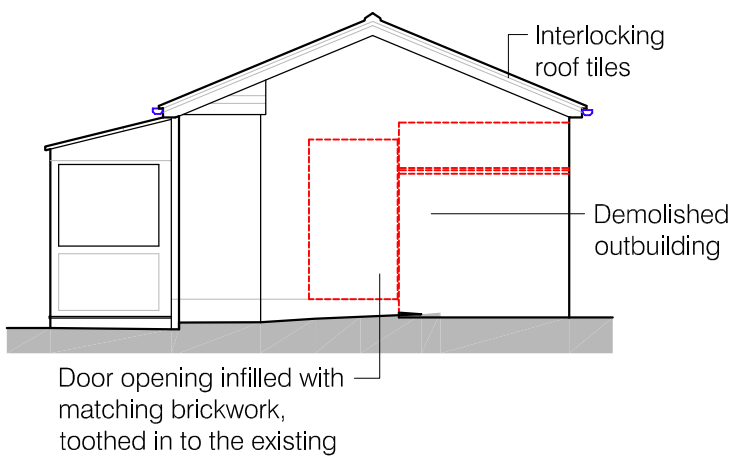
PROPOSED GROUND FLOOR PLAN
- 1 person apartment - 61.5m2, double bedroom 12.3m2



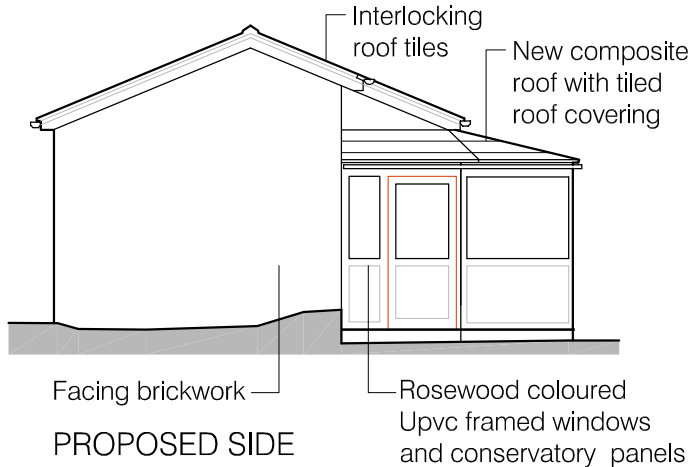
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION A

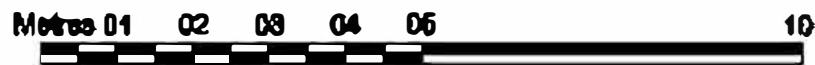
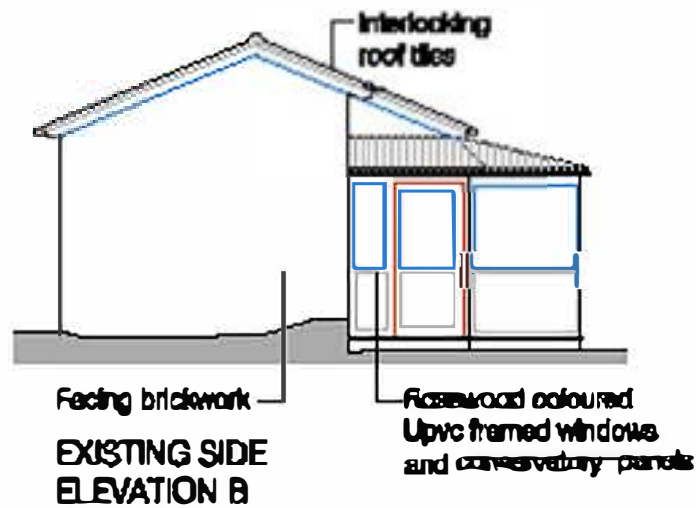
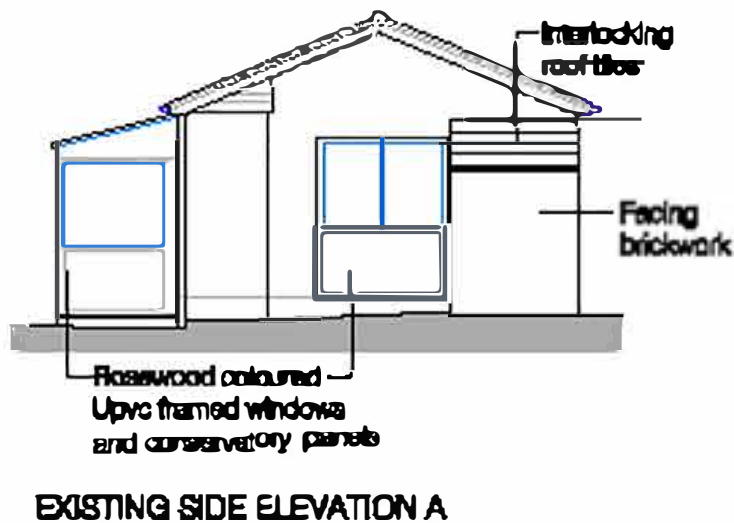
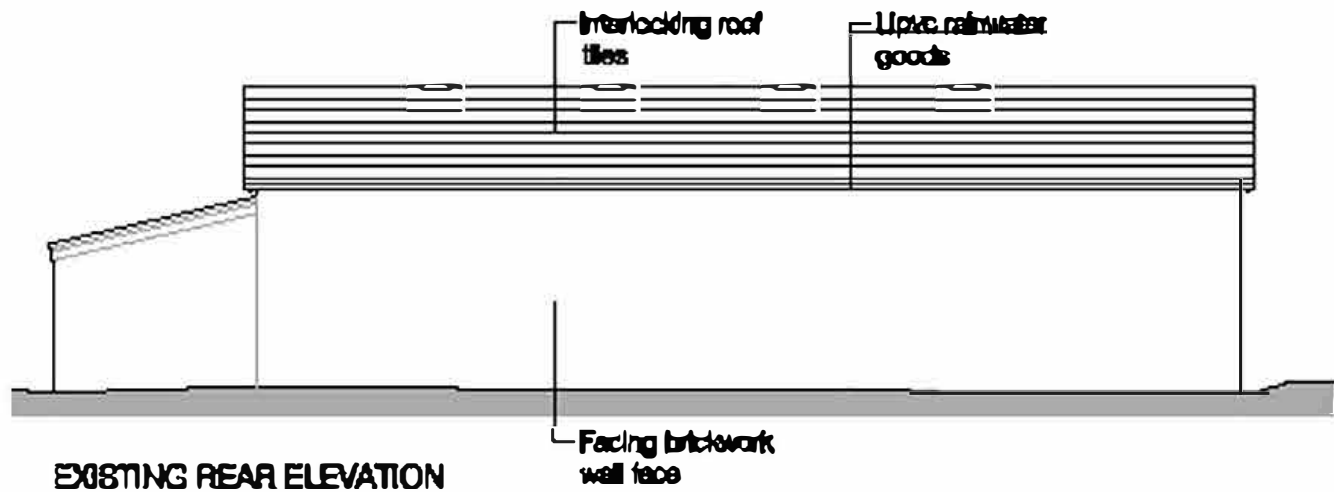
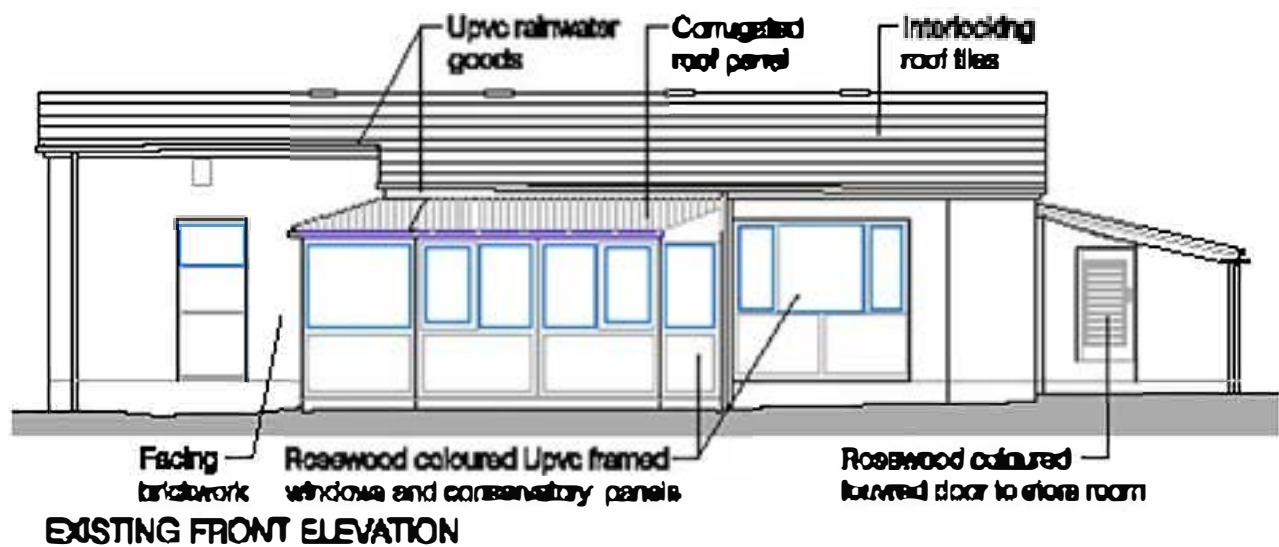
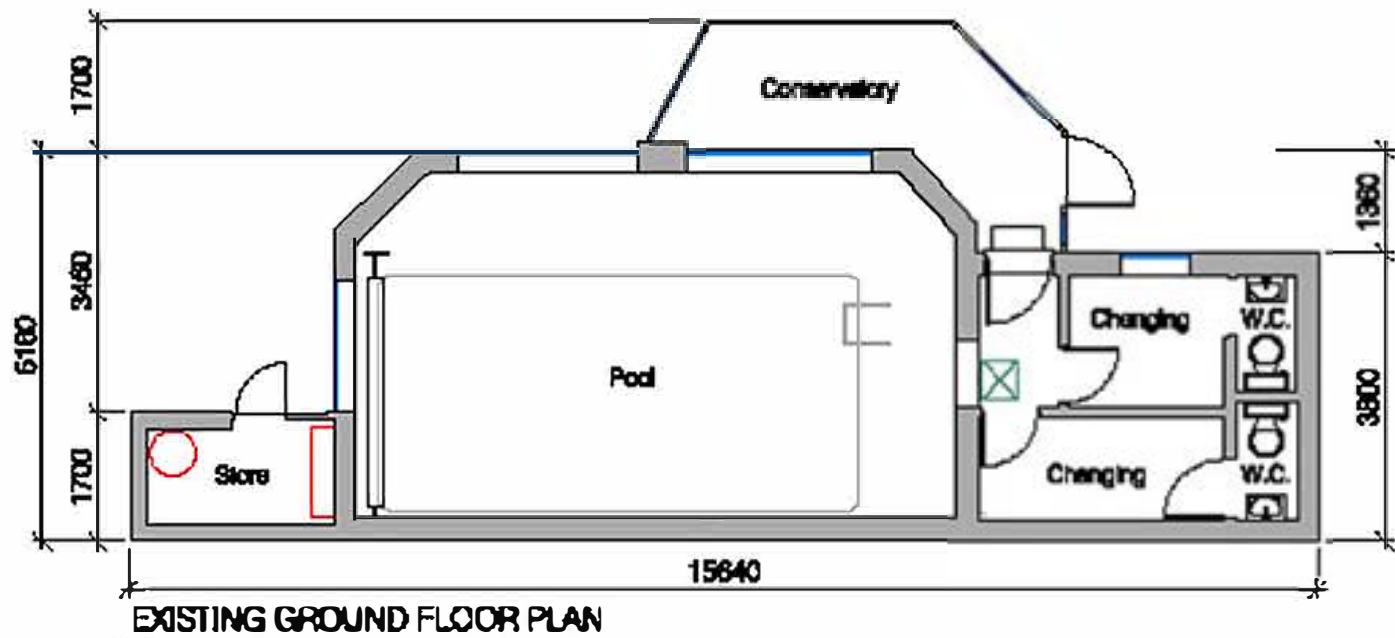


PROPOSED SIDE ELEVATION B



Project Conversion of 31 Grosvenor Street Prestwich	Drawing title Propsoed Layouts	Scale 1:100 @ A3	LMC Architecture Limited Architectural design services 4 Dovedale Drive, Ightenhill, Burnley, Lancashire, BB12 8XD Web : www.lmcarchitecture.co.uk	
Client Mr J Ramsey	Drawing number 2526-PL02 B	Date 14.10.25		

Revision	Date	Revision note	Drawn by	Purpose of issue
-	30.10.25	First issue	LM	Planning



Project Conversion of 31 Grosvenor Street Prestwich	Drawing title Existing Layouts	Scale 1:100 @ A3	LMC Architecture Limited Architectural design services 4 Dovedale Drive, Ightonhill, Burnley, Lancashire, BB12 8QD Web : www.lmc-architecture.co.uk	
Client Mr J Ramsey	Drawing number 2526-PL01	Date 14.10.25		