

Beechwood, Shady Lane

- 1.1 Permission is sought for the change the use of Beechwood, to a single dwelling house. This property was previously used as a children's day nursery at ground floor with a self-contained flat at first floor. The nursery closed on 10th March 2023, however the flat has continued to be occupied.
- 1.2 No external changes are proposed to the property. There is space within the application site for at least 6 cars and this provision will be retained. The existing access will be utilised. The boundary of the site and garden area will also remain as exists currently.
- 1.3 The application site lies within the urban area and in accordance with Core Strategy Policy P5, the property is located in a sustainable location with Bromley Cross railway station a short walk away, and bus stops in close proximity on Turton Road.
- 1.4 In accordance with Core Strategy Policy CG4 the use of this property as a single dwelling house will be compatible with the neighbouring residential uses.
- 1.5 None of the protected trees to the south of the site will be affected by the proposal.



kate@kgplanning.co.uk | www.kgplanning.co.uk | 07739825419

26 Andrew Lane, Bolton, BL1 7JQ, Bolton | Company No: 09866781