

From: Schofield, Lisa <bury.gov.uk>

Sent: 15 October 2024 16:31

To: Booth, Claire <bury.gov.uk>

Subject: RE: Initial Consultation on Planning Application, 309 Walmersley Road, Bury-Application No. 71034

Hi Claire

My main concerns regarding the basement conversion is to ensure the windows provide sufficient natural light 1/10th floor area and sufficient natural ventilation 1/20th floor area. The fire risk assessment would need to be updated to ensure the safe escape route from the basement.

A kitchen has now been provided to the garage conversion but this property is too small to be a stand-alone unit of accommodation being below the 37sqm requirement.

When I checked all the documentation has been received for the HMO licence but the licence hasn't yet been issued.

Let me know should you have any queries.

Kind regards

Lisa Schofield

Environmental Health Officer

Private Rented Sector Enforcement Team

3 Knowsley Place

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BL9 0EJ

Bury
Council

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From: Booth, Claire <Claire.Booth@bury.gov.uk>

Sent: 09 October 2024 13:01

To: Schofield, Lisa <L.Schofield@bury.gov.uk>

Subject: Initial Consultation on Planning Application, 309 Walmersley Road, Bury-Application No. 71034

Hi Lisa,

Further to our conversation, please find attached the amended plan received and an email from the Agent explaining what the changes are.

Please note, I have not been sent an amended plan for the Basement area.

Please review the attached and provide any further or amended comments within the next 10 days.

Thanks in advance,

Claire Booth
Senior Planning Officer
Development Management
3 Knowsley Place, Duke Street, Bury, BL9 0EJ

From: Schofield, Lisa <bury.gov.uk>

Sent: Friday, September 13, 2024 12:21 PM

To: Booth, Claire <bury.gov.uk>

Subject: RE: Initial Consultation on Planning Application, 309 Walmersley Road, Bury-Application No. 71034

Hi Claire

The basement area and garage of this property currently have prohibition orders on them that came into force on the 17th of December 2021. These were served due to issues with the property layout in the basement area of the main house and garage. There was a lack of ventilation to the garage for it to be used as a habitable room which appears to be being addressed in the proposed development at the rear of the property.

The current owner is aware of these prohibition orders and has made some adjustments to the property in the proposed plans to address some of the areas of concern on the prohibition orders. My comments on the current plans are as follows:

1. The area being indicated on the plans as Room 9 which is in the former garage area is too small to be used as a bedroom, living and kitchen area (minimum of 13m² is required) the ensuite area is an addition to this space. Although there is a kitchen in the main house it could only be accessed by going outside. It is not acceptable to be required to access amenities in a separate property.
2. Suitable and sufficient natural light and ventilation needs to be provided to the proposed 2 bedroom/living areas in the basement.
3. The sizes of the new en-suite amenities need to meet the required standards for size.
4. A full fire risk assessment will be required allowing for the additional rooms within the property.
5. A mandatory HMO licence would be required for to show the permitted occupation.

Please let me know should you have any queries.

Kind regards

Lisa Schofield
Environmental Health Officer
Private Rented Sector Enforcement Team
3 Knowsley Place
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