

Planning Statement

Adaptations to and conversion from a Chip Shop to H.M.O at **89 wood Street, Bury, BL8 2QU**

on behalf of :

Mr Houghton

April 2025

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1. Introduction

1.1 This Planning Statement has been produced to support an application for planning permission for the construction of a change of use and conversion to HMO flats (“the Application Proposals”) for Mr Houghton (“the Applicant”).

1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

1.3 This Statement has been prepared pursuant to s.62 of the Town and Country Planning Act 1990 (as amended) and Article 4C of the General Development Procedure Order 1995 (as amended), as informed by Circular 01/2006 and CABE Guidance issued in 2006.

2. The Application Proposal

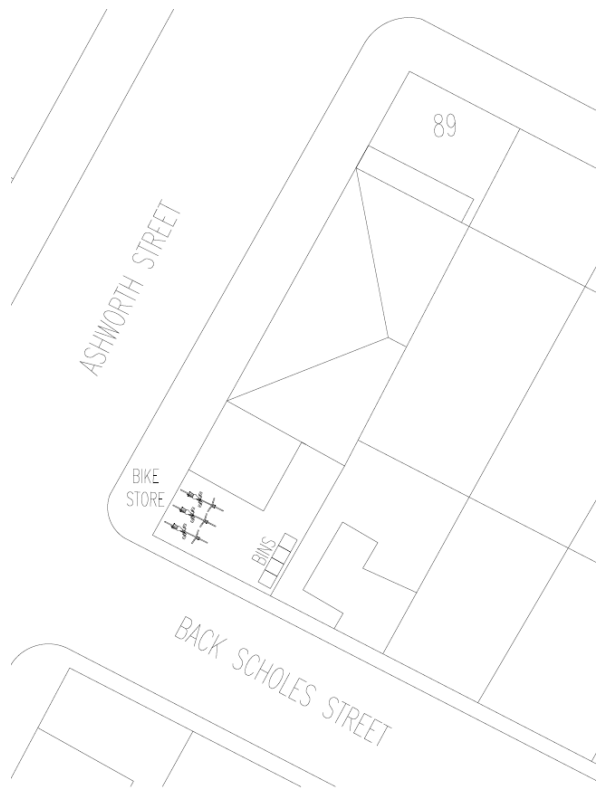
2.1 The Application Proposals are Shown in more detail on the drawings.; they include the change of use from a unused chip shop to residential HMO flats.

2.2 There will be 3 flats in all. Bed 1 will house 1 person and Beds 2 and 3 will both be able to house 2 people. All the rooms will have separate en-suite facilities, a shared kitchen with separate lounge/dining area.

3. Parking and Transport

3.1 There will be no space on the site for off street parking within the scheme. There was no allowance for this in the existing due to the space in the rear. It is noted that most of the local residence in this area park on the street.

3.2 There will be a space in the rear yard for a bike store which will be able to hold 3 bikes.



3.3 There is public transport routes which run close by, the nearest bus stop is on Harvey street approx. 200m away



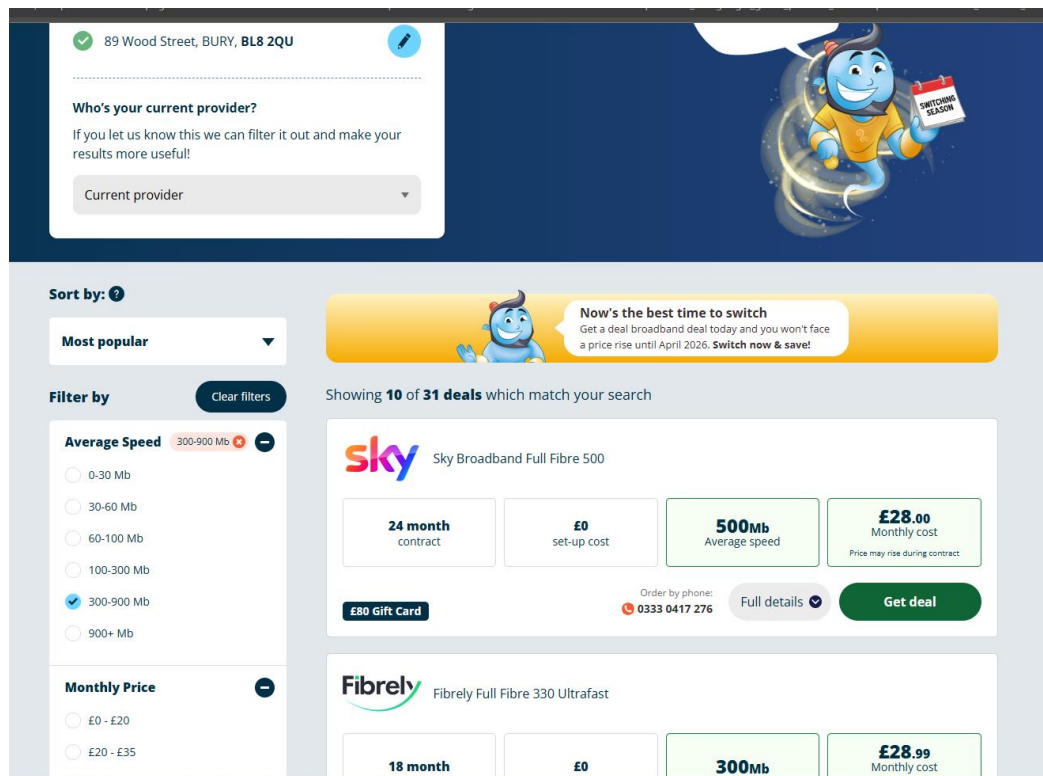
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4.0 Bins/Waste

4.1 There will be bins and waste storage within the rear yard indicated on the site plan above.

5.0 Digital Connectivity

5.1 Policy JP-C2 states this development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.



The area currently has full fibre broadband as such the property will have a possible download speed of 500Mb.

This is perfect for all home sizes for streaming, gaming, connecting multiple devices and supports digital phonelines. Connection to the proposed unit will be arranged following the grant of planning permission.

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6.0 Carbon and Energy

6.1 The proposed will upgrade certain materials within the construction (Extra insulation to accessible areas etc). This will lower the demand for the property.

Due to the property having no off street parking an EV charger will not be installed as there will be nowhere for the car to charge off the public highway.

7.0 Summary and Conclusion

7.1 The Application Proposals respect relevant national and local planning policies.

7.2 Planning permission should therefore be granted, subject to appropriate conditions