

PLANNING STATEMENT

GSS24113 – 438a Flat A and B, Bury New Road

Introduction

Gold Sketch Studios has been instructed by our client, to prepare and submit a retrospective application for 438a Flat A and B, Bury New Road.

The formal description of the development is:

‘Conversion of 1no. dwellings to create 2no. apartments’

Before our client purchased the property, it was originally a single dwelling that had been converted into two self-contained apartments without the necessary planning permissions. The previous owner completed the conversion but failed to submit a formal planning application, resulting in an unapproved change of use. Unfortunately, this means there are no official records of the pre-existing floor plans and elevations.

Our client, the current owner, is now seeking to regularise the situation by submitting this retrospective planning application to ensure the development complies with the local planning regulations.

The current layout is as follow:

- 2 x 1 Bedroom apartments

The as built plans meet the nationally described space standards, with each apartment having an allocated parking space.

We trust that this statement, along with the submitted as built plans, will be sufficient to grant planning permission for the site.