

Planning Ref – 70679 - Heaton House, Brierley Street, Bury, BL9 9HN

Information Required for PfE requirements.

This document is produced in support of the planning application (ref 70679) at Heaton house, the proposal is for Alterations to first floor to combine two existing House in Multiple Occupation units (HMO) into one 6-bedroom (single occupancy) House in Multiple Occupation (HMO).

Policy JP-S2: Carbon and Energy

The proposed changes to the first floor to combine two existing HMO units into one is only a minor change therefore the requirements to introduce energy saving systems where the existing infrastructure is already in place and energy saving design would not be required.

Policy JP-H3: Type, Size and Design of New Housing

Due to the proposal being to an existing first floor the dwelling cannot be built to the accessible and adaptable standard in Part M4(2).

Due to the property being a HMO the numbers requested for the Nationally described space standards table are not relevant. The development does however comply with the size standards set out in Bury Councils HMO guidelines

Room Type	Bury Council Minimum Size	Development size
Combined Kitchen / Dining Room 6-10 People	19.5m ²	24m ²
Bedroom / Living Space	10m ²	14.7m ²

Policy JP-H4: Density of New Housing

The site area is 0.0977 Hectares and the number of units in the development is 5.

Policy JP-C2: Digital Connectivity

The existing building is served by full fibre.