

Planning Statement

Project No.: 2445
Project Name: Conversion of existing two storey wardens house into 2no. 1 bedroom flats
Project Site: Harry Whitehead Court, Lowes Road, Bury, BL9 6QN

Introduction:

This statement has been prepared on behalf of the applicant, to support a full plans application for a change of use of their property at the site above.

Harry Whitehead Court provides retirement housing and consists of 23 one bedroom flats and 10 studio apartments. The site contains a warden's house as well as communal amenities such as a lounge, laundry facilities and gardens.

The warden's house is no longer in use. Our client would like to convert the house into 2no one bedrooms flats, consistent of the existing accommodation on the site.

Policy JP-S2: Carbon & Energy

The warden's house is located within the housing scheme. The proposed flats will have an energy demand no greater than the existing house.

Each flat is supplied with communal heating and hot water.

Building Regulations will be applied for if the scheme is granted planning permission and the development will comply with Building Regulations.

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

The proposed flats will comply with Technical Housing Standards for one bedroomed flats. Each proposed flat will be 43 sq.m in size and have level access entrances.

Policy JP-H4: Density of New Housing

The proposed flats will be consistent with other flats at the site.

Policy JP-C2: Digital Connectivity

The existing scheme does not have full fibre connection, therefore it is not practical to provide fibre connections to only the new flats.