

Planning Statement.

In support of the full planning application for:

For a change of use at 148 Walmersley Road, Bury from 6 bedroom Family dwelling to 9 bed HMO

On behalf of: Mr Tahir Nazir

Clarkes Bespoke Design 09087826
83 Ducie Street, Manchester, M1 2JQ

Tel: 07402 266 305
Email: brad@cbdarchitecture.com



Introduction

This design access Statement has been produced on behalf of Mr Tahir Nazir in support of a full planning application for the change of use at 148 Walmersley road in Bury from a 6 bedroom family dwelling into a 9 bedroom house of multiple occupancy

This statement has been prepared in accordance with the Governments online Planning Practice Guidance. This statement should be read in conjunction with the suite of documentation submitted in support of the planning application and prepared by a professional team of development consultants. A full schedule of the submission documents can be found below.

- 22-096 - 148 Walmersley rd - PL-001 - Location Plan and As Existing Plans - REV P2
- 22-096 - 148 Walmersley rd - PL-002 - As Existing Elevations - REV P1
- 22-096 - 148 Walmersley rd - PL-003 - As Proposed Plans - REV P2
- 22-096 - 148 Walmersley rd - PL-004 - As Proposed Elevations - REV P1

The planning application seeks planning permission for the details of which are set out in full in the enclosed layout drawings and elevations. The purpose of the statement is to summarise the design approach.

Site Context / Accessibility



The application site measures approximately 177m². The site is located on Walmersley road / A56 which runs North from Bury towards Ramsbottom. The locality is characterised within a large setting of residential properties and is just South of St Marks House / 150 Walmersley road.

Design approach and relevant Planning Policy

This document confirms that the proposed use and design approach are compatible with the properties location set within the predominantly residential area and would serve a high demand for this size and style of residential accommodation. There are multiple HMO's along Walmsley road which contribute to this need and if managed correctly bring a positive impact to the local area. The proposals seek to convert the existing 6 bedroom dwelling which could sleep upto 11 occupants via 5 x double bedrooms and a single on the 2nd floor. The proposed 9 bedroom HMO will reduce the total potential occupancy for the building by 2 people and the design is set to provide a high level of internal finish along with adequate living and amenity space. The proposals also include ample cycle storage set within one half of the existing garage with the other half to be converted to provide additional internal amenity space for the occupants.

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