

PLANNING STATEMENT

GSS23152 – Heaton House, Brierly Street

Introduction

Gold Sketch Studios has been instructed by our client, Northlet Management Ltd to prepare and submit an application for Heaton House, Brierly Street.

The formal description of the development:

‘Combining 2 no. HMO’s into a one larger HMO comprising 6 bedrooms (single occupancy)’

Existing Site

The site is situated at Brierly Street. The building previously granted a planning application for a change of use from Training Centre (Class E) to 6 HMO’s comprising of 23 bedrooms with single occupancy.

The Proposal

The applicant now wishes to expand one of the HMO apartments, to provide ample living space for potential residents.

We propose combining the 2 existing HMO’s apartments on the first floor into one larger HMO, comprising 6 bedrooms with single occupancy on each room. This will create a larger living space for residents while complying with minimum space standards, the kitchen/dining space 24.1m².

The ground floor, external elevations and surrounding site will remain as existing. Only the first floor apartments B and C will undergo changes.

We trust this additional information is sufficient and grant us permission for the proposal.