

PLANNING STATEMENT

GSS23152 – Heaton House, Brierly Street

Introduction

This application is a resubmission addressing the issues raised in the previously refused application – (Ref 70341).

Gold Sketch Studios has been instructed by our client, Northlet Management Ltd to prepare and re-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 (Ref – 68331)

The Proposal

The applicant wishes to combine 2 HMO units into 1 HMO unit.

We are proposing combining the 2 existing HMOs on the first floor into one larger HMO. This will create an additional bedroom without compromising the levels of accommodation/facilities to other residents.

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

Previous Planning

The previous application (70341) was refused for the following reason.

‘The proposed development, by virtue of the increased occupation and intensified use would result in a loss of communal space and loss of facilities and amenities available to the existing and future occupiers of the property and thereon provide sub-standard and unacceptable levels of accommodation and facilities, shared facilities, parking and refuse provision for the future and existing occupiers of the property and as such would have a detrimental impact on residential amenity. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development and

This application seeks to rectify this problem and this statement outlines how this will be achieved.

Justification

Whilst the proposal results in the loss of a communal space, the combined unit still complies with minimum size standards. Bury Council guidelines (HMO Licencing conditions) state that the minimum size of a combined kitchen and dining area for 6-10 people is 19.5m², the remaining kitchen and dining area is 24m² and will have suitable facilities complying with the standards set out in the document.

Each bedroom in the proposal will act as a combined bedroom and living room. The guidelines state the minimum size of a combined bedroom and living room is 10m². The smallest bedroom in the proposed scheme is 14.7m².

The proposed development far exceeds the minimum requirements set out in the licencing conditions.

The previous application did not outline the refuse provision or mention the parking/cycle storage.

Refuse

The site plan submitted in the new application outlines the refuse provision agreed in the original application (Ref – 68331), the current provision, and the provision we are proposing.

Original (Ref – 68331) – 2 x 1100Lt Blue Recycling, 2 x 1100Lt Brown Recycling, 5 x 1100Lt General Waste

Current – 1 x 240Lt Recycling, 1 x 1100Lt General Waste

Proposed - 2 x 1100Lt Blue Recycling, 2 x 1100Lt Brown Recycling, 6 x 1100Lt General Waste

The refuse provision approved in the original application was not implemented and has resulted in waste being piled up next to bins, the new scheme proposes that the full bin provision of the original development is implemented with an additional 1100Lt General Waste bin to facilitate the increased occupancy.

Parking / Cycle

The existing development has parking facilities and cycle provision to the rear of the site, there are 9 parking spaces and 11 Cycle spaces. The occupancy of the building will be increasing by 1 and due to the nature of HMOs we believe this to be sufficient facilities to accommodate the increased use.

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