

Supporting Planning Statement – 109 Walmersley Road, Bury BL9 5AN

Site and Surrounding Area

This site is located at 109 Walmersley Road in Bury and contains an existing two storey end-of-terrace residential property (including existing basement and loft conversion). The site also contains a rear garden which includes 1 x car parking space for the property and can be accessed from Back Walmersley Road West, which is an existing shared service road to the rear.

Walmersley Road is a busy artery road (A56) into Bury Town Centre characterised by a mix of residential and business / commercial uses. The property is located in a highly sustainable location from both public transport and local amenities perspectives; in close proximity to Bury Town Centre (10 minutes walking distance) as well as Bury Tram and Bus Interchange (within 20 minutes walking distance).



Figure 1 The application site

Proposed Development

Planning permission is sought for the change of use of the existing residential dwellinghouse (use class C3) to an 8-bedroom, 8-person HMO (use class Sui Generis) and associated external works including rear dormer conversion and new roof and dormer windows.

Supporting Planning Statement – 109 Walmersley Road, Bury BL9 5AN

The proposals seek to internally refurbish the property to high quality standards to create 8-bedrooms with designated en-suites and a generous communal kitchen and dining area.

The proposals will also include a new secure and covered cycle parking facility with a capacity to accommodate 8 bikes in the rear garden and a designated bin storage area to accommodate the required capacity of waste storage (general and recycling).

Planning Assessment

Principle of Development

The NPPF advocates a presumption in favour of sustainable development. It is the role of the planning system to support strong, vibrant and healthy communities by providing the supply of housing needed to meet the needs of present and future generations and by creating a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing.

The site is located in an urban area within a residential setting in a highly sustainable location within 10 minutes walking distance to Bury Town Centre. The proposed development would continue to provide residential accommodation and as such the use would not conflict with the character of the surrounding area in principle.

HMOs can make an important contribution to the availability of a diverse housing stock that serves the needs of a large segment of society including graduates, young professionals, key workers, young entrepreneurs, single-households saving for a deposit or unable to get on the housing ladder.

Saved UDP Policy H2/4 however recognises that it is necessary to ensure that HMO conversions do not adversely impact the general character of the area or the amenity of neighbouring properties in terms of noise, visual intrusion, or car parking.

Whilst Bury Council does not have an adopted policy prescribing a 'threshold limit' on the number of HMO within a given area, upon review of 'Bury Council's Register of Licensed HMOs' (version August 2025), there is currently two existing HMO on Walmersley Road within a 50 meter radius, which are located at No. 103 Walmersley Road (to the south) which is a 6-bed HMO, and at No. 10 Vernon Street (to the south east) which is a 5-bed HMO.

It is also worth noting that the property can be lawfully occupied as a HMO with up to 6 occupiers under Permitted Development Rights and this application seeks consent for an additional 2 occupiers. Therefore the fall-back position for this application is a 6-bed HMO development.

Supporting Planning Statement – 109 Walmersley Road, Bury BL9 5AN

Paragraph 3.12 of Bury's SPD 13 states that HMOs are often best located in vibrant areas that are near a relatively busy highway, well served by public transport, cycle routes and a range of services including shopping and leisure. The application site is situated in close proximity to the services and amenities available within Bury Town Centre, located on Walmersley Road which is a main arterial route into the town centre, and is well served by non-car modes of transport. The application site is therefore considered to be appropriate for a HMO use.

Overall, the principle of the development is considered to be acceptable, and the proposals are in accordance with Saved UDP Policy H2/4, the HMO guidance within SPD 13 and the NPPF.

Residential Amenity

Amenity of future occupiers

The proposals include 8 x generous en-suite bedrooms with double beds and a large shared communal area including kitchen / dining room (23 sqm). All habitable rooms will be served by an appropriately sited and sized window which will provide an adequate amount of daylight and outlook for future occupants. The proposed scheme will be of a high standard of design in terms of living accommodation, natural lighting and ventilation.

The proposed accommodation meets and exceeds the required HMO licensing standards with bedrooms varying in size between 10.5 sqm and 14.6sqm (plus a separate en-suite bathroom) in order to cater for a diverse range of product and price points. It is recognised that a HMO license will be required for the property.

Future occupants will also have access to outdoor external space in the rear yard which also includes a car parking space, secure cycle parking and bin storage area.

The developer has a proven track record of delivering high-quality HMOs, designed for long-term occupation by working professionals in Bury, Salford and Stockport.

Appendix 1 includes photographs of similar projects, demonstrating the high-quality fit-out and finishes. The target market is working professionals, ensuring a stable, long-term tenant profile and contributing to the local community. A professional property management company will oversee tenant selection, ensuring responsible occupation and maintenance.

It is therefore considered that future occupants of the HMO would be provided with satisfactory living conditions and the proposals are deemed acceptable in terms of residential amenity.

Neighbouring Occupiers

Supporting Planning Statement – 109 Walmersley Road, Bury BL9 5AN

The application site is located on an end of terrace and neighbours one residential dwelling at No. 107 Walmersley Road (to the south). The rest of the surrounding area along Canning Street, Walmersley Road and the Back of Walmersley Road West is also residential in nature. The proposed 8-bed HMO is considered to be compatible with the neighbouring uses given the dwelling will also remain in residential use.

The property can lawfully be occupied as a HMO with up to 6 occupiers under Permitted Development Rights and this application seeks consent for an additional 2 occupiers.

It is recognised that the proposed 8-bed HMO would increase occupancy of the property and therefore the levels of activity associated with the site. However, it is not considered that the uplift in activity at the site or the comings and goings associated with a HMO of this size, would be so significant to create harm, considering the property could accommodate a 6-bed HMO with similar occupancy levels (if some of the rooms were dual occupancy) without the need for planning permission.

For these reasons it is not considered that the proposal to use the property as an 8-bed HMO would result in neighbouring residents experiencing an unacceptable loss of amenity in terms of noise and disturbance.

Overall, the proposed conversion to an 8-bed HMO is not considered to have a detrimental impact on the amenity of existing residents or future occupants of the scheme, and as such complies with Saved UDP Policy H2/4 part a and part c, and the HMO guidance within SPD 13.

Impact on Transport and Highways Safety

The site is located in a sustainable and accessible location within 400 metres of Bury Town Centre with access to commercial businesses, amenities and services within the surrounding area. The site also benefits from good public transport links, including frequent bus services and close proximity to Bury Metrolink and Bury Interchange. This is confirmed by the site's allocation within Zone 2 as shown on Appendix 1 of SPD 11.

The site can therefore be considered to be located in a sustainable location, thereby reducing reliance upon private car use.

Bury Council's parking standards within Zone 2 requires 1.5 car parking spaces for a residential dwellinghouse (3 bed dwelling) and 0.25 unallocated spaces per bedroom for HMOs. For the proposed 8 bed HMO, this would equate to 2 parking spaces. The existing property currently benefits from 1 off-street parking space within the rear yard. Therefore there would be a shortfall of 0.5 car parking spaces between the existing residential property and the proposed 8-bedroom HMO.

Supporting Planning Statement – 109 Walmersley Road, Bury BL9 5AN

Bury Council's SPD 11 (June 2025) acknowledges that "HMOs and shared housing tend to attract occupiers with lower than average levels of car ownership compared to the general population" (para 4.34)

Due to the site's high level of sustainability and accessibility, it is not considered necessary for future residents to own a car. The nature of the accommodation also means that it will be less likely that future residents will own a car as HMO uses tend to have a lower level of car usage than a single residential dwelling and it is generally expected that town centre living would not necessarily or automatically provide parking. It is also noted that the property can be lawfully occupied as a HMO with up to 6 occupiers under Permitted Development Rights and this application seeks consent for an additional 2 occupiers.

The proposals will seek to promote sustainable modes of transport and will include a secure and covered cycle store (with a capacity of 8 spaces) within the rear garden. This will promote cycling as a viable and attractive means of travel. The level of provision proposed within the scheme will also help to support a reduction in reliance upon the private car and help to encourage use of more environmentally friendly and sustainable modes of transport amongst future residents.

In terms of assessing highways matters paragraph 116 of the NPPF is relevant which advises "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*". This is a high policy test and it is not considered that the development for an additional 2 bedrooms would be associated with severe adverse highway impacts which would warrant a refusal.

The application is also accompanied by a Highways Technical Note prepared by AXIS which confirms that the proposed development accords with the transport requirements of the NPPF; Saved Policy HT2/4, and would be acceptable when assessed against part e of Saved Policy H2/4 and the relevant guidance within SPD 11.

Energy and Sustainability

In compliance with local and national policy, the proposed development prioritises the minimisation of energy demand and maximisation of energy efficiency through the following measures:

- High Insulation Standards:
 - The development will feature highly insulated walls and ceiling cavities to reduce heat loss and enhance thermal efficiency.
 - Double glazing will be installed throughout the property to further improve insulation and reduce energy consumption. This ensures compliance with Part L Building Regulations.

Supporting Planning Statement – 109 Walmersley Road, Bury BL9 5AN

- Passive performance will be enhanced through improving the fabric efficiency with double glazing and insulation as well as the efficiency of the existing internal layout.
- **Renewable Energy Sources:**
 - Due to the building orientation and lack of solar gain on the roof, the installation of solar PV panels is not feasible.
 - The building will use a conventional boiler with water tank system due to the high demand for hot water from six separate hot water stations. ASHP is not viable under the current design.
 - We commit to opting for renewable energy sources when selecting gas and electricity suppliers for the building, ensuring a greener energy supply.
- **Smart Thermostats:**
 - Smart thermostats will be installed throughout the property to enable precise control over heating and cooling, enhancing energy efficiency and user comfort. This improves thermal regulation and supports sustainability goals.
- **Energy Performance Certificate (EPC) Rating:**
 - We aim to achieve a high EPC rating of C or above, demonstrating our commitment to energy efficiency and environmental sustainability.
- **Regular Maintenance:**
 - The property will undergo regular maintenance, with bi-annual reviews to ensure all energy-saving measures are functioning optimally and to identify opportunities for further improvements.

These measures align with the 2022 Part L Building Regulations and underscore our dedication to creating a sustainable and energy-efficient development. The proposals will therefore comply with Places for Everyone Policy JP-S2.

Digital Connectivity

In compliance with local Places for Everyone policy JP-C2, the proposed development will support high-quality digital infrastructure through the following measures:

- **Full Fibre Connections:**
 - Fibre optic cables will be installed to the property, ensuring superfast internet connections with a minimum speed of 500 Mbps.
- **Mesh Wi-Fi System:**
 - A mesh Wi-Fi system will be deployed throughout the property, guaranteeing consistent high-quality internet coverage in every corner and on every floor.
- **Cat 6 Network Points:**
 - Cat 6 network points will be installed on each floor, providing robust and reliable wired internet connections for high-speed data transfer.

By implementing these measures, the proposed development will ensure compliance with Policy JP-C2, delivering superior digital connectivity that meets the demands of modern living and enhances the overall functionality of the property.

Supporting Planning Statement – 109 Walmersley Road, Bury BL9 5AN

Places for Everyone

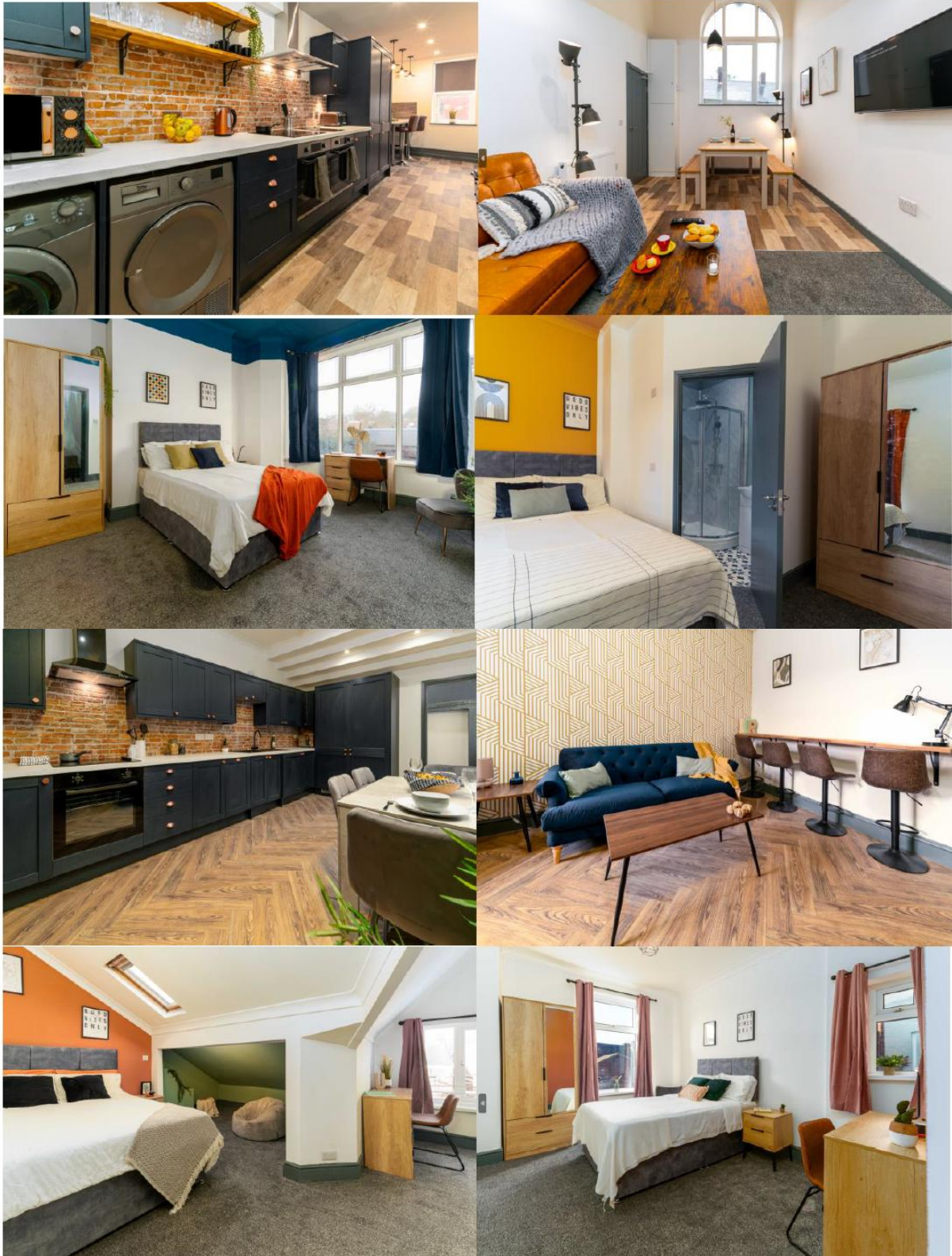
Other Places for Everyone policies required to be assessed for HMO development by Bury Council is contained in **Appendix 2** of this planning statement.

Conclusion

The proposed development to convert the existing residential dwellinghouse to an 8-bedroom HMO is considered to comply with local and national planning policy as demonstrated in the above planning assessment and should therefore be granted planning permission.

Supporting Planning Statement – 109 Walmersley Road, Bury BL9 5AN

Appendix 1 - Images of other HMOs managed by the Applicant



Supporting Planning Statement – 109 Walmersley Road, Bury BL9 5AN

Appendix 2 – Assessment against other PfE Policies

Places for Everyone Joint Development Plan Document

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

All dwellings must:

- Comply with the nationally described space standards; and
- be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations (which would be secured by a condition) unless specific site conditions make this impracticable. Provide a statement that the development would comply with Part M4(2).

Please complete the attached space standard table.

Please provide a statement/evidence to confirm compliance with the above and where impracticable state why.

Applicant's Response:

Policy JP-H3 relates to traditional housing (use class C3 - dwellinghouses) with a requirement to comply with NDSS and Part M of the Building Regulations. The policy notes that housing provision to accommodate specific groups will be addressed through district Local plans.

It is noted that the proposed development is for the change of use of a dwellinghouse (use class C3) to a 8-bed House in Multiple Occupation (use class sui generis).

HMO developments are governed by the LPA's HMO design and licencing standards and are not required to meet NDSS. HMO licensing standards are not planning policy and do not form a part of the development plan for Bury.

The proposed accommodation meets and exceeds the required HMO licensing standards with bedrooms varying in size between 10.5 sqm and 14.6sqm (plus a separate en-suite bathroom) in order to cater for a diverse range of product and price points.

Notwithstanding that this policy doesn't strictly apply to the proposed HMO development (use class sui generis), the proposed single occupancy room sizes meet and exceed the minimum bedroom size (minimum 7.5sqm for single and 11.5sqm for double bedroom) and dimension requirements of the NDSS (at least 2.15m wide). Separate en-suite bathroom and storage cupboard will also be provided in each bedroom.

With regards to Part M, the proposed development will comply with Part M: Category 1 (Visitable Dwelling) of the Approved Document (M4(1)) and has incorporated reasonable provisions for people to gain access to and use the dwelling and its communal facilities along the ground floor, as well as a habitable room has also been provided on the ground floor.

Category M4(2) (Adaptable Dwellings) and M4(3) (Wheelchair user dwelling) of the Approved Document makes clear that this optional requirement applies to 'new dwellings'. Due to the retrofit nature of the development, it is not feasible to comply with all provisions of Part M.

Supporting Planning Statement – 109 Walmersley Road, Bury BL9 5AN

JP-H4: Density of New Housing – Requires density appropriate to the location

New development should be delivered at a density appropriate to the location with regard to be had to minimum densities. Lower densities may be acceptable where there are site-specific issues such as wider landscape and green infrastructure policy requirements

Provide the proposed density on site. – ie numbers of dwellings per hectare of development.

Applicant's Response:

It is considered that Policy JP-H4 relates to traditional housing (use class C3 - dwellinghouses) with a requirement to not exceed 'minimum net residential density' which is described in 'dwellings per hectare' and therefore not relevant for the proposed 8-bedroom development (use class sui generis).

Notwithstanding, the proposed development will not change the existing residential density as it will retain the existing property as a residential accommodation. The proposed development will therefore not increase or decrease residential density on site.