

PLANNING STATEMENT

GSS22070 - 33 Knowsley Street, Bury

Introduction

Gold Sketch Studios has been instructed by our client, AJ & MH Properties Ltd to prepare and submit a full planning application at 33 Knowsley Street, Bury, BL9 0ST.

The formal description of the development:

‘Change of use from 6 bed HMO (Class C4) to 7 bed HMO (sui generis) ‘

Existing Site

The site is situated at 33 Knowsley Street, Bury, BL9 0ST.

A license for a 6 HMO has been granted for this property.

The property consists of a 6-bedroom HMO with a 19.8sqm Kitchen/Dining space.

Each bedroom has its own En-suite.

The proposal

The applicant now wishes to convert this property from a 6-bedroom HMO to a 7-bedroom HMO.

The proposal will retain the existing design fully.

The proposal suggests converting one of the unused rooms which is not part of the HMO into a bedroom with an En-suite.

The proposed design complies with the minimum size standards and meets the HMO requirements.

We trust that Officers and the Members of the Council will acknowledge the opportunities this development presents and grant planning permission for the proposal.