

PLANNING STATEMENT

206 WALMERSLEY ROAD BURY



Whaleback Planning & Design The Old Bank 257 New Church Road Hove BN3 4EE 01273 234 354 www.whaleback.co.uk	Site	206 Walmersley Road, Bury, BL9 6LL
	Project	Change of use to 9-bedroom HMO (Sui Generis) and formation of front and rear lightwells
	Applicant	Sona Co-Living Ltd
	Our Ref	W2463
	Date	November 2021
	Version	20211125

Contents

Contents	2
Introduction	3
Site and Surroundings	3
Development Proposal	5
Relevant Planning History	7
Planning Policy Framework	8
National Planning Policy Framework.....	8
Bury Unitary Development Plan (1997).....	8
Supplementary Planning Guidance.....	8
Planning Appraisal.....	9
Principle of Development	9
Design and Visual Impact.....	9
Standard of accommodation	10
Neighbouring amenity	10
Transport and Highways	10
Environmental Sustainability	10
Conclusion	11
Engagement with the Local Planning Authority	11

Introduction

1. Whaleback Planning & Design is instructed by the applicant to prepare and submit a planning application for the change of use of No. 206 Walmersley Road Bury to a 9-bedroom HMO (Sui Generis). The formation of enlarged front and rear lightwells to the front and rear of the property are proposed with the intention of improving the light and outlook available to the basement rooms of the property.
2. This Planning Statement describes the application site and its surroundings, the development proposal, the planning history of the site and the relevant planning policy framework. A planning appraisal is provided to consider the merits of the application followed by a conclusion.

Site and Surroundings

3. The application site is a mid-terrace house located on the eastern side of Walmersley Road, Bury. The property is well served by local amenities, with bus routes along Walmersley Road, a local supermarket and a parade of shops immediately to the south, and public outdoor space in the form of Clarence Park to the north.
4. The application property has two main storeys, with rooms in the roof above, and basement level rooms below, resulting in a total of four floors of accommodation. The house is of attractive traditional design, with painted render walls, a slate roof and a projecting ground floor front bay. The front curtilage is an open lawned area, the rear garden area is paved, with a boundary wall and gates to the rear boundary.



The application property front elevation.

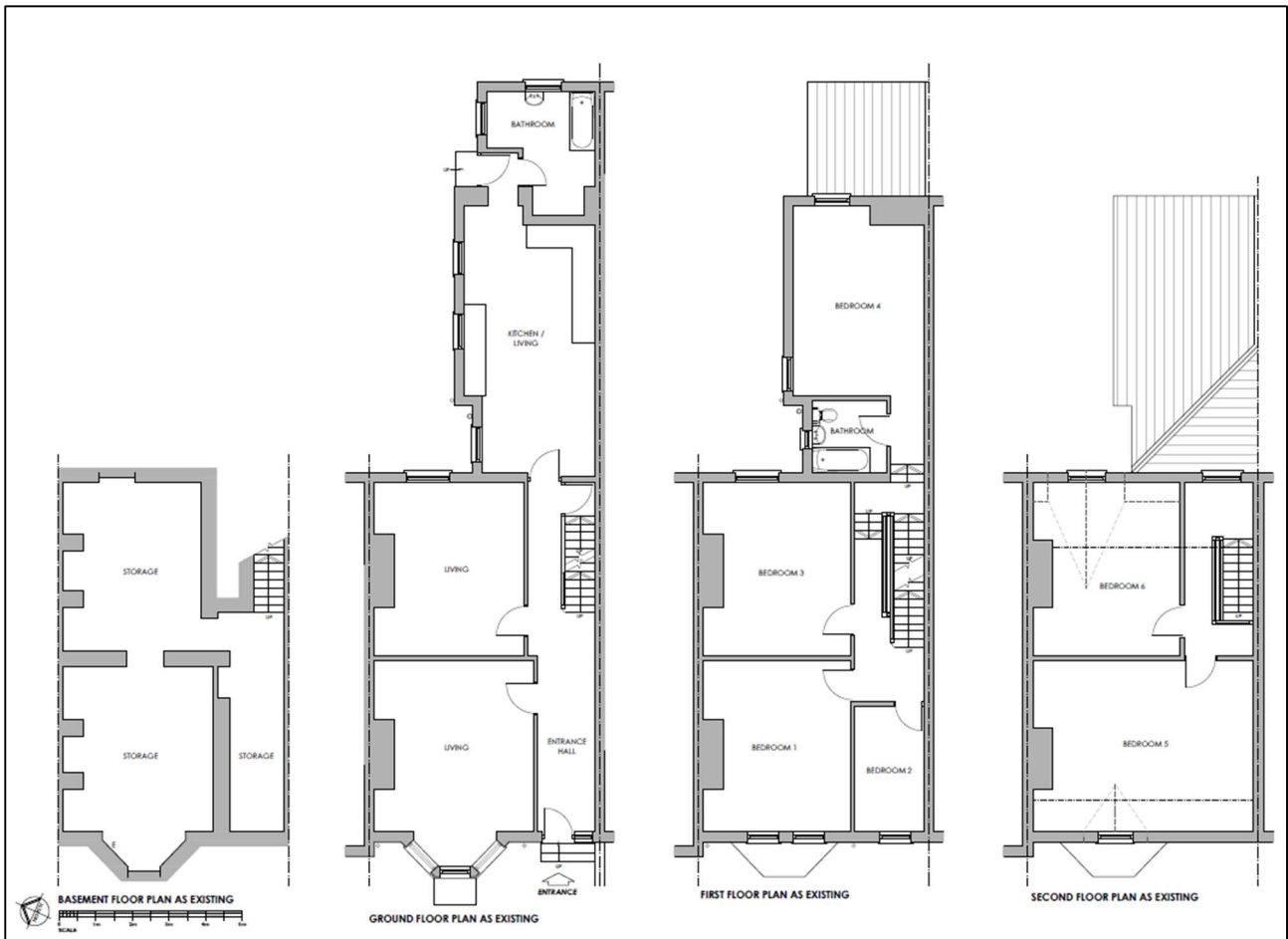


The application property in context (satellite image excerpt from www.google.co.uk).



Application property rear elevation (Back Albion Place).

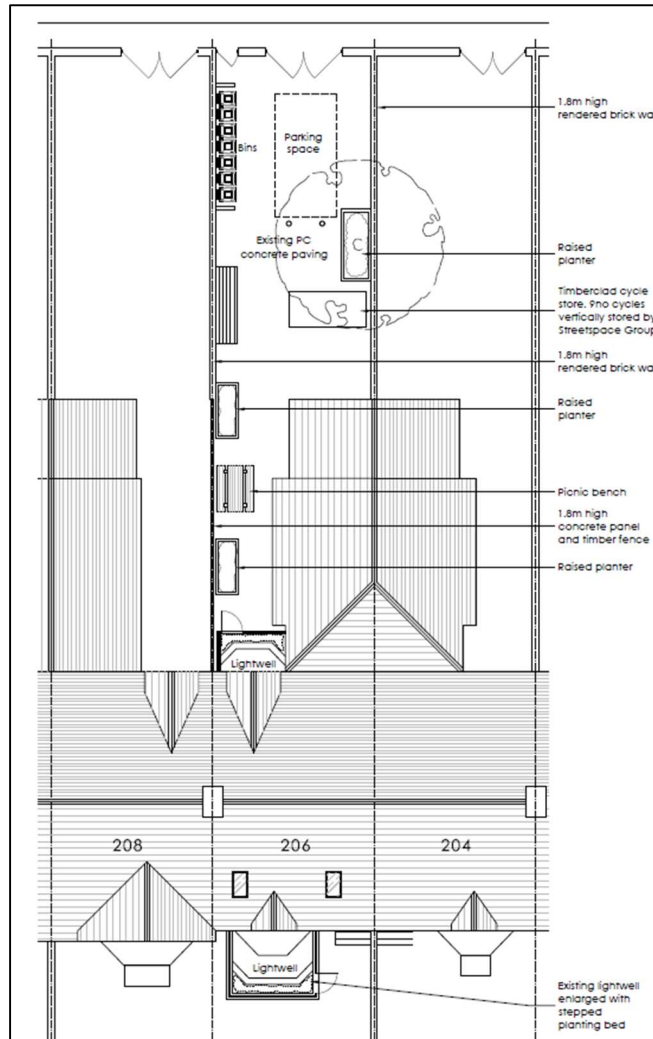
5. Internally, the property comprises basement storage rooms, two reception rooms, a kitchen and bathroom at ground floor level, three bedrooms and a bathroom at first floor level, and two bedrooms at second floor / roof level served by roof dormers.



Existing floor plans.

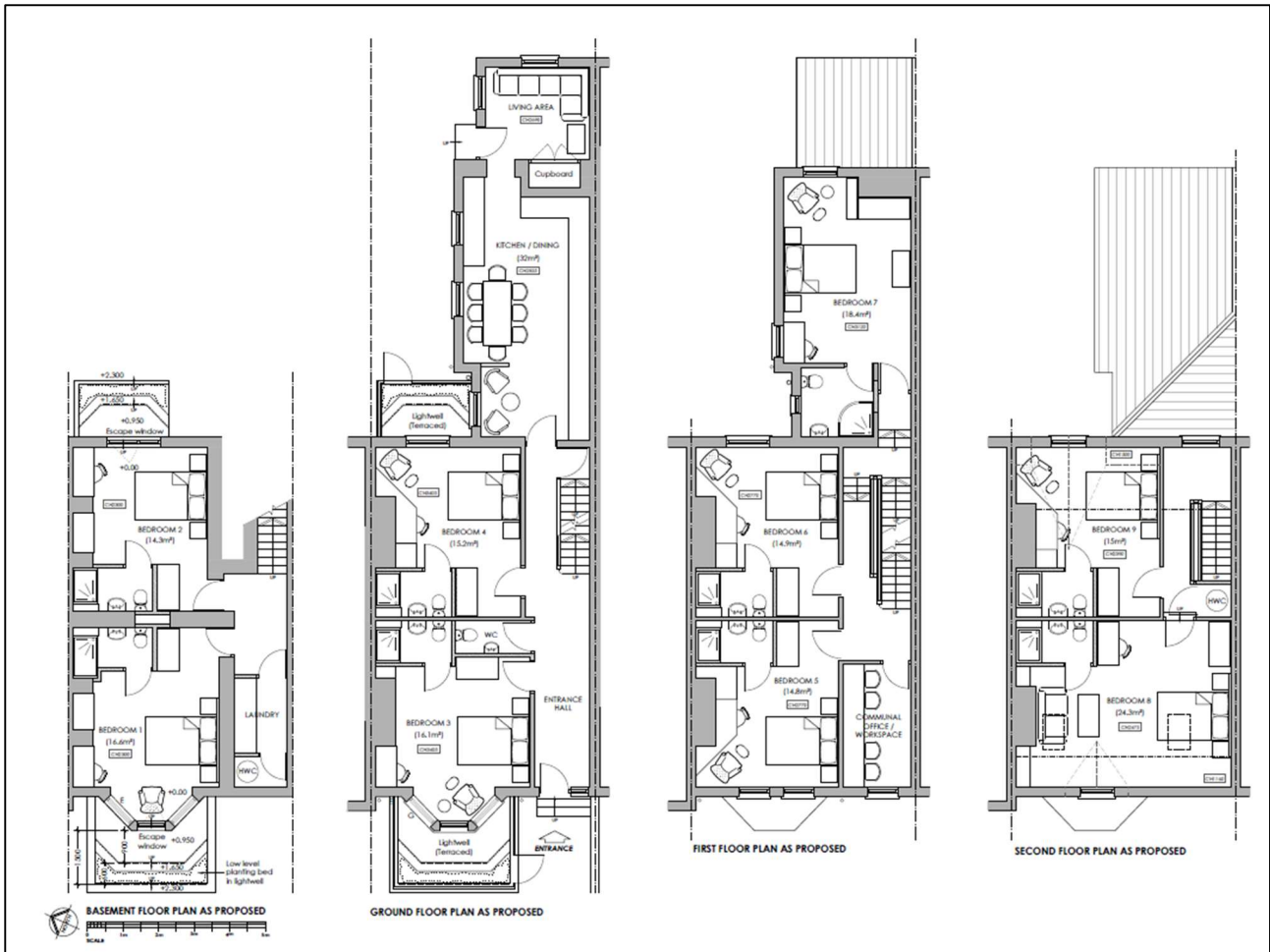
Development Proposal

6. The development proposal comprises the change of use of the property to a 9-bedroom HMO (Sui Generis). Externally, the enlargement of the existing front and rear lightwells is proposed to provide improved light and outlook to the basement rooms. To the rear yard, raised planters, outdoor eating, a cycle store with 9 spaces, recycling and refuse storage, and the retention of the existing vehicular parking space are proposed.



Proposed site layout with enlarged lightwells to front and rear, and proposed rear yard layout.

7. Internally, at basement level two en-suite bedrooms are proposed, at ground floor level two en-suite bedrooms, a communal kitchen / dining room and a living room, at first floor level three en-suite bedrooms and a communal study, and at second floor two further en-suite bedrooms.



Proposed floor plans.

Relevant Planning History

8. **47760** (204, 206 & 208 Walmersley Road) - Conversion into 12 one and two bedroom apartments – approved 20/07/2007.
9. **02/39210** (206 & 208 Walmersley Road) - Change of use from bed & breakfast to house in multiple occupation to provide 16 bedrooms – approved 01/07/2002.
10. **95/30670** - Single storey kitchen extension at rear – approved 07/03/1995.
11. **93/28993** - Change of use from dwelling to residential guest house (Class C1) – approved 05/10/1993.

Planning Policy Framework

12. Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.

National Planning Policy Framework

13. A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
14. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.
15. For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Bury Unitary Development Plan (1997)

16. Relevant policies from the Bury Unitary Development Plan (BUDP):
 - H1/2 Further Housing Development
 - H2/4 Conversions
 - H4 Housing Need
 - H5 Housing Improvement
 - EN1/1 Visual Amenity
 - EN1/2 Townscape and Built Design
 - EN1/3 Landscaping Provision
 - EN4/2 Energy Efficiency
 - EN7/2 Noise Pollution
 - HT2/4 Car Parking and New Development
 - HT3 Public Transport
 - HT6 Pedestrians and Cyclists

Supplementary Planning Guidance

- Development Control Policy Guidance Note 13 – Conversion of Buildings to Houses in Multiple Occupation (2007)

Planning Appraisal

Principle of Development

17. Planning permission has been granted previously for the change of use of the property to an HMO (02/39210), and to flats (47760). Both permissions were granted with regard to the BUDP which was adopted in 1997. This therefore demonstrates that the LPA have previously considered a use of the property as HMO or flats to be acceptable in principle.
18. The application property is an existing residential property (brownfield land) within the urban area, therefore a redevelopment of the site for an alternative residential use is acceptable. HMO accommodation provides a more affordable housing option than self-contained accommodation, with a degree of communality which many people prefer to living alone. As such the proposed accommodation would contribute to meeting the range of housing needs of Bury, in accordance with H4 of the BUDP.
19. Policy H2/4 states that the conversion of a building into a house in multiple occupation will be considered with regard to the following factors:
 - *the effect on the amenity of neighbouring property through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes;*
 - *the general character of the area and the existing concentration of flats;*
 - *the amenity of occupants;*
 - *the effect on the street scene of any changes to the external appearance of the building;*
 - *car parking and servicing requirements.*
20. Considering these factors, the proposed residential use will not cause harm to the amenity of neighbouring occupiers. The existing building is large, and the proposed number of bedrooms (nine) is appropriate, all of the bedrooms are a generous size, and an over-occupation of the property would not result. The proposed use would not harm the character of the surrounding area; the front of the property is of traditional and attractive character and no changes are proposed to this frontage other than the enlargement of the basement lightwell. The proposed development would provide a high standard of accommodation for future occupiers with large en-suite bedrooms, communal study, kitchen, dining and living room facilities, and a rear garden area providing an outdoor amenity space and space for storage of bicycles, outdoor clothes drying etc. A secure car parking space would be provided to the rear curtilage along with tidy recycling and refuse storage.
21. Overall, it is contended that the principle of development is acceptable and in accordance with Policy H2/4.

Design and Visual Impact

22. The front and rear elevations of the building would remain unchanged. Enlarged front and rear lightwells are proposed which would provide improved light and outlook for the basement rooms but would not harm the appearance of the property. To the rear curtilage the existing boundary treatments and gates would be retained. Raised planters are proposed to provide attractive greenery and some biodiversity enhancement whilst ensuring that the garden is relatively easy to maintain. A recycling and refuse store, and cycle store is proposed to keep these items tidy and secure. Overall, the property is of an attractive character, and it is intended that this would be maintained and enhanced, in accordance with Policies EN1/1, 2 and 3.

Standard of accommodation

23. All of the bedrooms proposed provide a very usable bedroom layout with good circulation space, the space required for bedroom furniture including wardrobes and desks, and en-suite bathrooms. All of the bedrooms would benefit from a high standard of natural light and outlook.
24. The proposed communal space comprises a kitchen / dining room, living room, study / workspace, and the rear garden area. The garden would provide space for outdoor seating / dining, for drying clothes outside etc. One vehicular parking space, a bicycle store and a recycling and refuse store are proposed.
25. Overall, the proposed HMO would provide a high standard of accommodation, in a central location where transport links and the amenities of the city centre are close at hand.

Neighbouring amenity

26. The proposed residential use of the property is entirely appropriate, is similar in nature to the previous use of the property, and would cause no significant harm to neighbouring amenity. The rear outdoor space would be kept tidy and recycling and refuse storage is proposed, to ensure that refuse and recycling would be appropriately stored and would not cause any nuisance or mess.

Transport and Highways

27. One vehicular parking space is proposed to the rear curtilage of the property. A cycle store (9 spaces) is also proposed to promote use of sustainable transport modes. The site is well connected with bus routes along Walmersley Road, a local supermarket and a parade of shops immediately to the south, and public outdoor space in the form of Clarence Park to the north. The centre of Bury is a 10-minute walk away. The site represents a sustainable location in transport terms and the redevelopment of the property for residential use would align with the transport objectives of the BUDP.

Environmental Sustainability

28. The proposed conversion and extension would be constructed to current building regulations standards for insulation, energy and water usage. Water fittings in the kitchen and bathrooms would be water-efficient and all light fittings would be energy efficient. Cycle use would be promoted through the provision of a secure and covered cycle store. The site is in a highly sustainable location for residential development.

Development Control Policy Guidance Note 13 – Conversion of Buildings to Houses in Multiple Occupation

29. The proposed development has been specifically designed to address the guidance set out in Note 13. The property is a large terraces house (in excess of 115 sqm GIA) situated in a 'vibrant / more lively area' on a main road, well served by public transport and local amenities, with good access to Bury centre. The number of bedrooms proposed is nine, less than the maximum 10 bed spaces set out the maximum which can usually be well managed and maintained without causing harm to the local community.
30. It is proposed that the character and appearance of the existing building be preserved and maintained. Landscaping is proposed to the rear garden area in the form of raised planters which will be easy to maintain and keep tidy. A recycling and refuse store is proposed, along with a cycle store and outdoor table and chairs. One secured gated vehicular parking space is proposed, to provide some parking

without completely taking over the rear garden area which will provide other beneficial amenities to future occupiers.

31. All rooms will benefit from a high standard of natural light and outlook, with the basement rooms benefitting from improved light and access from the enlarged lightwells proposed. All of the bedrooms are large and exceed minimum size requirements set out in HMO licensing standards and the Nationally Described Space Standards. The proposed kitchen / dining room, living room and study / workspace would provide good internal communal space, with the rear garden providing outdoor amenity space.
32. Overall, it is contended that the guidance set out in Guidance Note 13 is fully addressed by the development proposed.

Conclusion

33. The proposed residential HMO use is entirely appropriate in this sustainable location and would deliver affordable residential accommodation in the urban centre, in accordance with BUDP Policies HI/2, H2/4 and H4. The proposed lightwells would provide an improved standard of accommodation to the basement rooms and would not harm the appearance of the property. No significant harm to neighbouring amenity would be caused. Vehicular parking, cycle storage and refuse storage would be provided in an appropriate fashion to the rear curtilage of the property, along with a pleasant outdoor amenity space, new planting, and space for outdoor clothes drying.
34. Overall, the proposed development would deliver significant benefits and would cause no harm. It is therefore respectfully requested that planning permission be granted to allow the development to proceed without undue delay.

Engagement with the Local Planning Authority

35. This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to Whaleback Ltd via the contact details set out below.

Whaleback Planning & Design

The Old Bank
257 New Church Road
Hove
BN3 4EE

01273 234354

info@whaleback.co.uk

© Copyright