

Introduction

This statement letter accompanies the planning application for the change of use at 33 Knowsley Street, Bury. The proposal seeks to change of use from 6 bed/6 person HMO (Class C4) to 7 Bed/ 7 person HMO (Sui Generis).

Formal description of the development

'Change of use from 6 bed/6 person HMO (Class C4) to 7 bed/7 person HMO (Sui Generis)'

Existing Site

The site is part of a run of terraces on Knowsley Street, a residential street in Bury.

The property currently comprises of 6 single-occupancy bedrooms, with ensembles, at ground, first and second level.

There is on-site parking for two vehicles, and excellent access to public transportation links with numerous bus services available on the adjacent street, Manchester Road, and Bury Interchange only 0.3 miles from the property (7 minute walk).

Planning History

- The property was previously granted planning permission on 29/09/2022, under application number 68845, for a change of use from office (Class E) to residential (Class C3). This was implemented and signed off under Building Control Reference RG/25/020205.
- A tenant resided in the property once it had been converted to a C3 residential dwelling. After the resident's tenancy concluded, the property was converted from a C3 dwelling to a C4 6-Bedroom HMO (House in Multiple Occupancy) – conversion permitted under Permitted Development rights. An HMO licence was subsequently issued.
- In December 2025, Building Control signed off the conversion from C3 to C4 6 Bed HMO – Reference Number RG/24/02066.

Proposal

The applicant now seeks to convert the 6-bedroom HMO to a 7-bedroom HMO.

This proposal does not entail any external or extension work to the house – it is solely an internal reconfiguration of the available space.

The proposed 7-bedroom, 7 person HMO fully complies with the minimum size requirement outlined in the Bury Council guidance for Houses in Multiple Occupation. Each bedrooms exceeds the minimum recommended area of 6.5m², with the smallest proposed bedroom measuring 12.3m². Additionally, the proposed kitchen/ dining area exceeds the council's minimum requirement of 19.5m² and is located at the rear of the ground floor, with a door to access the back yard, which contains bin storage and 1 parking space with an EV charger. The EV charger is of a minimum capacity of 7Kw. The rear courtyard will also house bike storage for 8 bikes.

Each bedroom will enjoy it's own en-suite bathroom and amply qualifies as combined bedroom and living space. Each bedroom is designed for single occupancy.

There will be 2no. bedrooms on the ground floor, 3no. bedrooms on the first floor, and 2no. bedrooms on the second floor. The additional 7th bedroom, for which planning is being requested in this application, is the bedroom in the rear of the second floor.

Conclusion

In conclusion, the proposed conversion demonstrates full adherence to local council regulations and guidelines, ensuring high-quality living standards for future occupants. The plans not only meet but exceed the minimum requirements, contributing positively to the residential offering in the area.