

STATEMENT LETTER

GSS22070 - 33 Knowsley Street, Bury

Application No - 71010

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)’

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

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).

Following the granting of planning permission, the conversion commenced promptly but proceeded without building regulations approval. Once the work was completed, the property was occupied by a tenant under an assured shorthold tenancy agreement (AST).

After the tenancy concluded, the property was converted from a C3 dwelling to a C4 6-Bedroom HMO (House in Multiple Occupancy) under permitted development rights. An HMO licence was subsequently issued. The surrounding area is predominantly comprised of C3 residential dwellings, along with some commercial properties. Additionally, there is no Article 4 directive in place for the area, allowing the conversion from C3 to C4 HMO for up to six occupants without the need for further planning permission.

Given the property’s history and compliance with permitted development regulations, the existing plans, which detail the property as a 6-bedroom HMO, should be considered valid and accepted.

Proposal

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

In line with the council’s recommendation, an EV charging point with a minimum capacity of 7Kw will be installed at the designated car parking space at the rear of the property.

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 and aligning with sustainability measures through the installation of an EV charging point.