

COVER LETTER

GSS22070 - 33 Knowsley Street, Bury

Introduction

This cover letter accompanies the planning application for a retrospective application and proposal for 33 Knowsley Street, Bury. The retrospective application is a change of use from an office (Class E) to a 6 bed/6 persons HMO (Class C4). As well as a proposal to convert from a 6 bed/6 person HMO to a 7 bed/7 person HMO (Sui Generis).

Formal description of the development

‘Retrospective application for a Change of use from an office (Class E) to a 6 bed/6 person HMO (Class C4) and a proposal to convert from a 6 bed/6 person HMO to a 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). According to the council, because the required condition was not met and building control was not engaged, the conversion from Class E (office) to Class C3 (residential) was deemed unlawfully.

After the tenancy concluded, the property was converted from a C3 dwelling to a C4 6-Bedroom HMO (House in Multiple Occupancy). An HMO licence was subsequently issued. However, since the original conversion from Class E to Class C3 was considered unlawful, the subsequent conversion from C3 to C4 could not be recognised as permitted development.

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.

Had the initial conversion from Class E to Class C3 been carried out lawfully and with building regulations approval, the property would have benefited from permitted development rights to convert from C3 to C4. Unfortunately, the failure to meet these requirements has resulted in the current situation.

To address this, we are now submitting a retrospective application for a change of use from an office (Class E) to a 6 bed/6 person HMO (Class C4). Additionally, we are proposing a further conversion of the existing 6 bed/6 person HMO to a 7 bed/7 person HMO.

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.