

PLANNING STATEMENT

Project number: GSS22070 – application 72985

Address: 33 Knowsley Street, Bury, BL9 0ST

Date: 30th April 2026

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



Introduction

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

Description of the Site and Existing Use

33 Knowsley Street is a mid-terrace property forming part of a continuous run of Victorian terraced dwellings on Knowsley Street, a wholly residential street in the Bury town centre fringe area. The property is three storeys in height and is of traditional brick construction with a pitched slate roof.

The property currently operates as a 6-bedroom, 6-person House in Multiple Occupation (HMO) in Class C4 use. It comprises 6 single-occupancy en-suite bedrooms arranged across the ground, first and second floors, together with a shared kitchen/dining area at ground floor level to the rear. There are no communal living rooms; each bedroom serves as a combined bedroom and living space for its occupant, consistent with the HMO model.

The building has a modest rear courtyard, accessed from the kitchen, which provides bin storage and one off-street parking space. The front of the property has one further parking space. The external appearance of the building has not been altered from its original residential character.

Surrounding Area and Local Amenities

The property is situated within a predominantly residential neighbourhood, with the surrounding streets comprising similar terraced housing. The area is well-served by a range of local services and amenities, making it highly suitable for HMO-style occupation by working adults.

Key local amenities and transport connections in the vicinity include:

- Bury Interchange (Metrolink and bus): approximately 0.3 miles (7-minute walk), providing direct connections to Manchester city centre and across Greater Manchester.
- Manchester Road: immediately adjacent to the property, served by multiple frequent bus routes providing access to Bury town centre, Rochdale, Manchester and surrounding areas.
- Bury town centre: within easy walking distance, offering a wide range of retail, food and drink, healthcare, banking and leisure facilities, including The Rock shopping centre and Bury Market.

- Employment: the town centre fringe location provides good access to local employment, including Bury Council offices, healthcare facilities and retail employment at the town centre.
- Schooling and education: several primary and secondary schools are located within the wider Bury area, and Bury College is accessible via public transport.

The accessible and well-connected location of the property makes it particularly well-suited to HMO use, where occupants are typically less reliant on private vehicles and more likely to utilise public transport and local services.

Planning History

The planning and building control history of this property is set out below, with supporting evidence referenced against each key stage.

Stage 1: Office to C3 Dwelling (Planning Permission 68845)

Planning permission was granted on 29 September 2022 under application reference 68845 for a change of use from office (Class E) to residential (Class C3).

This permission was implemented and the conversion works were carried out. It is acknowledged that the building control application was submitted retrospectively. Building Control formally signed off the conversion to a C3 dwelling on 12 January 2024 under reference RG/25/020205.

The following documents evidence the lawful establishment of the C3 use:

- Building Regulation Certificate of Compliance (for C3 dwelling) – 12 January 2024
- Electrical Installation Certificate (GRS Electrical) – 12 January 2024
- Emergency Lighting Completion Certificate – 15 January 2024
- Fire Detection and Fire Alarm System Installation Certificate – 1 February 2024
- Tenancy Agreement (AJ & MH Properties / Jay Garrity) – 10 December 2022, confirming occupation of the property as a single dwelling

Note on Timing: It is acknowledged that the tenancy commenced on 10 December 2022, prior to the formal sign-off of Building Control on 12 January 2024. The conversion works were physically complete and the property was occupied as a dwelling from December 2022 onwards. The retrospective nature of the building control application does not affect the lawfulness of the C3 use; Building Control confirmed compliance with the works as carried out.

Stage 2: C3 Dwelling to C4 6-Bedroom HMO (Permitted Development)

After the conclusion of the initial tenancy, the property was converted from a C3 dwelling to a C4 6-bedroom HMO. This conversion was carried out under Permitted Development rights (Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015), which allow a change of use from C3 to C4 without requiring a formal planning application.

An HMO licence was subsequently issued on 19 March 2026.

Building Control signed off the conversion from C3 to C4 6-Bed HMO on 09 December 2025 under reference RG/24/02066.

The following documents evidence this stage:

- Building Control Certificate of Compliance (C3 to C4 HMO) – 09 December 2025 (Ref: RG/24/02066)
- HMO Licence – issued 19 March 2026
- Domestic Landlord Gas Safety Record – 23 January 2025
- Energy Performance Certificate (EPC) – 28 August 2025

Evidenced Timeline Summary

The table below sets out the full chronology of the lawful use of the property, together with the supporting evidence available for each stage.

Date	Event	Supporting Evidence
29/09/2022	Planning permission 68845 granted: change of use from office (Class E) to residential (Class C3)	Planning decision notice (Ref: 68845)
10/12/2022	First tenancy commenced – property occupied as C3 dwelling	Tenancy Agreement: AJ & MH Properties / Jay Garrity
12/01/2024	Building Control sign-off of C3 dwelling conversion (retrospective)	Building Regulation Certificate of Compliance (Ref: RG/25/020205); Electrical Installation Certificate (GRS Electrical)
15/01/2024	Emergency lighting confirmed compliant	Emergency Lighting Completion Certificate
01/02/2024	Fire alarm system confirmed compliant	Fire Detection & Fire Alarm System Installation Certificate
23/01/2025	Annual gas safety inspection completed	Domestic Landlord Gas Safety Record
09/12/2025	Building Control sign-off of conversion from C3 to C4 6-Bed HMO	Building Control Certificate of Compliance (Ref: RG/24/02066)
28/08/2025	Energy Performance Certificate issued	EPC Certificate
19/03/2026	HMO Licence formally issued	HMO Licence (Bury Council)
Current	Application 71010: seeking planning permission for C4 to Sui Generis 7-bed HMO	Current planning application and this statement

The Importance of HMO Accommodation

Houses in Multiple Occupation play a vital role in the private rented sector and in meeting housing need across Greater Manchester and the Borough of Bury. HMOs provide affordable, flexible accommodation for a range of occupants including young professionals, students, key workers, and those who are unable to access or afford self-contained housing. They represent an important and distinct part of the housing market that cannot easily be served by other types of dwelling.

The National Planning Policy Framework (NPPF) makes clear that local planning authorities should seek to meet the full range of housing needs in their area, and this explicitly includes housing for different groups. HMOs contribute directly to this objective by maximising the

number of people that can be housed within existing building stock, without requiring new build development or changes to the external character of residential streets.

In the context of Greater Manchester's significant and ongoing housing pressures, the provision of well-managed, high-quality HMO accommodation is increasingly important. Bury Council's own HMO licensing regime reflects the recognition that, properly managed, HMOs make a positive contribution to local housing supply. This application seeks to add one additional occupant to an already well-functioning and fully licenced HMO – a modest increase that will help meet localised housing demand without any adverse impact on the character of the area.

Proposal

The applicant now seeks to convert the existing 6-bedroom HMO to a 7-bedroom HMO. This proposal does not entail any external works or extensions to the property – it is solely an internal reconfiguration of the available space within the existing building envelope.

Internal Reconfiguration

The existing 6-bedroom layout distributes the bedrooms across three floors as follows: 2 bedrooms at ground floor level, 3 bedrooms at first floor level, and 1 bedroom at second floor level. The second floor currently contains one bedroom at the front of the plan, with the rear portion of the second floor utilised as ancillary storage space.

The proposed 7-bedroom scheme retains all 6 existing bedrooms in their current positions and configurations. The sole change is the conversion of the currently unused rear second floor space into a new 7th bedroom, complete with its own en-suite bathroom. No structural alterations to walls, floors or the roof are required. No changes are proposed to the external appearance of the building.

The resulting bedroom distribution in the proposed scheme will be: 2 bedrooms at ground floor, 3 bedrooms at first floor, and 2 bedrooms at second floor level (one front, one rear).

The proposed 7-bedroom, 7-person HMO fully complies with the minimum size requirements set out in Bury Council's guidance for Houses in Multiple Occupation:

- Each bedroom exceeds the minimum recommended area of 6.5m². The smallest proposed bedroom measures 12.3m², well in excess of the minimum standard.
- The new 7th bedroom meets the same minimum area and en-suite provision as the existing bedrooms.
- The shared kitchen/dining area at ground floor level exceeds the council's minimum requirement of 19.5m² and is unaffected by the proposed reconfiguration.
- Each bedroom has its own en-suite bathroom and is designed and furnished for single occupancy only.
- The rear courtyard continues to provide bin storage, one off-street parking space with a minimum 7kW EV charging point, and covered cycle storage for 8 bicycles.

Conclusion

The planning history of this property demonstrates a clear and lawful progression from office (Class E), through a C3 dwelling, to the current C4 HMO use, with each stage supported by appropriate documentation. The conversion from C3 to C4 was carried out under Permitted Development rights, and the current HMO is fully licensed.

The proposed conversion to a 7-bedroom Sui Generis HMO represents a modest and sympathetic intensification of use. The proposal fully complies with Bury Council's HMO standards and will deliver high-quality, compliant accommodation for future occupants. It is respectfully submitted that planning permission should be granted.