

Full Planning Application for Conversion of Existing 6 Bed HMO (C4) to 7 Bed HMO (Sui Gen) 104 Ainsworth Road, Bury, BL9 OLS

Design and Access Statement to Support Submitted Drawings.

(REV A – 8th Feb '23)

Introduction

This planning application is submitted on behalf of Parkhurst Properties, and is seeking full planning permission for the proposed change of use of existing C4 6 Bed HMO to Sui Gen 7 Bed HMO.

The site is located on B6196, Ainsworth Road, an arterial route into Bury town Centre.

Planning History

93/28765 – Single Storey Rear Extension (Approved with conditions)

The Application

The proposed development comprises change of use, from C4 HMO to Sui Gen HMO.

No Construction work is proposed as part of this application.

In addition to this statement, the application is supported by plans and elevations prepared by Grant Erskine Architects Ltd.

Physical Context

The existing site is 140m², a middle of the row terraced dwelling, located on a secondary street of residential character. It has existing front yard, with low level wall to front and hardstand yard to the rear, with garage and access to a shared alleyway.

Other local amenity includes:

Approx 200m walk to nearest bus stop.

Approx 20min walk to Warrington Central Train Station

Approx 7 min walk to local retailer (Lidl)

Approx 20min walk to Town Centre Retail

Various recreation ground in the area – notably:

Whitehead Park (2 mins walk away)

Elton Vale Sports Facilities (5 mins walk away)

Westbury Sports Facilities (5 mins walk away)

Design Considerations

The proposed development seeks to provide a total of 7 single occupancy bedrooms (5 ensuite, 2 sharing bathroom) with shared kitchen dining space. Please refer to floor plans for details of layout.

The existing doors and windows to front and rear elevation will be largely retained as existing.

The existing outdoor amenity of the property will be retained and enhanced for the resident's use.

Bin storage will be located in the rear of the property, accessed by existing gateway to rear of house.

Secure bike storage will also be provided to the rear of the property in existing garage.

Proposed boundary treatments are as existing.

We have worked closely with the local HMO Licensing Department who have guided the design and inspected property already as compliant with local standards.

Promoting Sustainable Transport Approach

A Sustainable transport strategy has been considered with 4 main aspects:

Site Location – The site is located a few minutes walk from local High Street (shops, cafes etc)

Proximity to local Public Transport Links (as stated above)

Secure Cycle Storage provided onsite

Parking for Cars. It is generally not considered a requirement for HMO properties to provide parking at a national level in Planning Policy as it is generally. In the event of a resident having access to a car, Ainsworth Road does not have parking restriction to the kerbside to the front of the dwellings. There is also ample onstreet parking available on Ramsey Grove to the side as well as other streets in the area.

The proposed schedule of accommodation is as follows:

Room	Area and Description	No. Occu pants	Room Area Provided	Local HMO Standards Require	Comply with local HMO Standards?
Bed 1	13.8sqm – 1 Person, Ensuite Bathroom	1	10.4sqm	10.0sqm	Y
Bed 2	10.9sqm – 1 person, Ensuite Bedroom	1	10.6sqm	10.0sqm	Y
Bed 3	11.3sqm – 1 person, Ensuite Bedroom	1	11.1sqm	10.0sqm	Y
Bed 4	16.5sqm – 1 Person, Ensuite Bathroom	1	12.4sqm	10.0sqm	Y
Bed 5	10.9sqm – 1 Person, Ensuite Bathroom	1	10.3sqm	10.0sqm	Y
Bed 6	11.4sqm – 1 Person, shared Bathroom	1	10.8sqm	10.0sqm	Y
Bed 7	11.4sqm – 1 Person, shared Bathroom	1	10.4sqm	10.0sqm	Y
	Total	7			
Kitchen	10.2 sqm - Kitchen Diner for 7 people		18.5sqm	10.2sqm	Y