

PLANNING STATEMENT

GSS25219 – 17 Belle Vue Terrace, Bury, BL9 0SY

Application Reference Number : 25/00694/FUL

Introduction

This statement accompanies the planning application for the conversion of an existing 6-bed HMO to an 8-bed HMO at 17 Belle Vue Terrace, Bury, BL9 0SY. The applications includes the conversion of the basement to create additional communal amenity space and an internal reconfiguration of the current layout to facilitate the 2 additional bedrooms. No external works are proposed in this application.

This statement provides information on the history of planning applications for this site; and the due consideration taken in the creation of these plans in order to be compliant with all requirements. This statement also provides information on the proposed layout and the application is accompanied by a site plan, existing and proposed drawings.

- GSS25219 - 17 Belle Vue Terrace - 0E1.1 - Existing Plans and Elevations
- GSS25219 - 17 Belle Vue Terrace - 0P1.1 - Proposed Elevations
- GSS25219 - 17 Belle Vue Terrace - 0P2.2 - Proposed Plans
- GSS25219 - 17 Belle Vue Terrace - 502.2 - Site - Existing and Proposed

Existing Site

The site, 17 Belle Bue Terrace, is within close proximity of Bury Town Centre.

17 Belle Vue Terrace is a mid-terrace property currently classified as Class C4 – residential HMO. The properties on the surrounding streets are primarily residential. The property holds an HMO license for 6no. occupiers which was issued 11/9/24.

The site comprises of four floors – a basement level, ground floor, a first floor and a second floor loft level.

The basement space houses accessible basement rooms but is currently vacant and has not, as of yet, been put to use. The ground floor houses 2no. bedrooms each with an en-suite bathroom, a communal kitchen and a communal WC. The first floor houses 2no. bedrooms each with an en-suite bathroom, a communal kitchen and a communal laundry room. The second floor loft level houses 2no. bedrooms, each with an en-suite bathroom.

There is resident parking available on Belle Vue Terrace itself, as well as excellent access to public transport links, from the property.

There are numerous bus services running along Manchester Road and Jubilee Way, the roads adjacent to Belle Vue Terrace, servicing key destinations such as Manchester City Centre – Piccadilly Gardens, Bolton, Farnworth, Ramsbottom and Nangreaves. Bury Interchange, from where further bus services run and the Metrolink, is 0.3 miles from the property, a 9 minute walk. Bur Interchange is the central hub for all public transportation incoming and departing from Bury, providing numerous transport links to various destinations.

The property is also in walking distance of many local amenities; Knowsley Medical Centre is a 5 minute walk from the property, Bury Market and Mill Gate Shopping Centre are both a 10 minute walk from the property, there are supermarkets (Lidl, Asda) all within a mile of the property.

The property, therefore, is in a highly sustainable locations in terms of access to amenities and to public transport and therefore the residents of the HMO will not find it a matter of necessity to own their own car.

Relevant Planning History

Historic Plans: In 1995 permission was granted for the change of use from a C3 dwelling to a guest house, Class C1. (App Ref 95/31383).

App Reference 71156 – In October 2024, an application for the Change of use from a 6 bed House in Multiple Occupation (HMO) to a 9 bed (single occupancy) House in Multiple Occupation (HMO) was refused.

App Reference 71641 – In February 2025, an application for the Change of use of existing 6 bed house in multiple occupation (HMO) to 8 bed (single occupancy) HMO (Sui Generis) was refused and was dismissed at Appeal.

This application seeks to address the reason for refusal of Application 71641.

Proposal

This application for the Change of Use from a 6-bed HMO to an 8-bed HMO, seeks to address the reason for refusal of the previous application through a revised layout and design.

The previous proposal proposed the two additional bedrooms would be housed in the basement level and thus the resulting reason for refusal was due to this design:

Reason for Refusal of Application 71641: *The proposed development by virtue of the increased occupation to an 8 bed HMO would result in utilising the basement as bedroom accommodation which would provide poor, inadequate and sub-standard living conditions for existing and future occupiers by virtue of very limited natural light and restricted and poor outlook and ventilation. The proposed development would therefore be contrary to policies H2/4 - Conversions, Supplementary Planning Document 13 - Conversion of Buildings to Houses in Multiple occupation and the principles of the NPPF.*

The officers report for Application 71641 further elaborates that due to the outlook and amounts of natural daylight in these basement bedrooms, this would be unacceptable being that “*bedrooms in HMO's can tend to be the main living spaces and areas where residents spend the most time..*” and the planning officer suggests in the report “*By approving an 8 bed HMO, this would result in the basements being used as bedrooms and it is considered that living conditions at the basement level are poor and sub-standard in terms of natural light and outlook, and occupiers and future occupiers would be far better accommodated in the ground floor rooms with basement areas used for purposes such as an additional living space, cinema rooms or utility rooms for example.*”

This feedback has been taken on board in the creation of the new proposal being submitted in this new application.

As per drawing GSS25219 - 17 Belle Vue Terrace - OP2 - Proposed Plans, the basement rooms would house a communal cinema and a communal office/working space, both of which to be enjoyed by the residents of the HMO. There is a front existing lightwell which will serve the office space and a rear existing lightwell which will serve the cinema room. These basement rooms provide extra space, as they exceed HMO standards and requirements, since all HMO size requirements are met by the size of bedrooms and communal space on the upper floors.

The ground floor would house 3no. en-suite bedrooms, two of which would be at the front of the house and one at the rear of the ground floor. Although this third ground floor bedroom is to the rear of the kitchen, a lobby area has been created in the entranceway to the bedroom so that the bedroom does not open immediately into a primary communal space. The ground floor will also contain a large communal kitchen and living area.

The first floor will house 3no. bedrooms, two of which will have a full en-suite bathroom (1E3/1E4 and 1E5/1E6) and the third bedroom (O11) will contain an en-suite toilet and an off-suite shower room (1E8) designated to that bedroom .

The second floor loft level will house 2no. bedrooms, each with a full en-suite bathrooms.

All the bedrooms have been designed to meet/exceed the minimum room sizes requirements for rooms in homes of multiple occupation and the amount of communal space exceeds the requirement of the amount of communal space required for an 8 person HMO.

<https://www.bury.gov.uk/asset-library/short-hmo-guidance-for-landlords-april-25.pdf>

Where the room is for the sole use of occupier(s)	Number of persons	
	1	2 (cohabiting)
Bedroom	6.5m ²	10.2m ²
Kitchen	4m ²	5m ²
Combined kitchen and living room	11m ²	15m ²
Combined bedroom and kitchen	11m ²	15m ²
Combined bedroom and living room	10m ²	14m ²
Combined bedroom, living room & kitchen	13m ²	20.5m ²

All bedrooms exceed 6.5m² in size – ranging in size from 8-18m².

	Number of persons					
Minimum sizes of other shared rooms	2-3	4	5	6-10	11-15	16+
Kitchen	5m ²	6m ²	7m ²	10.2m ²	13.5m ²	16.5m ²
Living rooms or dining rooms which are additional to kitchen area	8.5m ²	11m ²	11.2m ²	16.7m ²	21m ²	24m ²
Combined kitchen and dining area	10m ²	11.5m ²	11.6m ²	19.5m ²	24m ²	29m ²
Combined Kitchen, living & dining rooms (where bedrooms are less than 10.2m ²)	13.5m ²	17m ²	18.2m ²	26.9m ²	34.5m ²	40.5m ²

The kitchen is 27m² and the bedrooms all exceed 6.5m², thus it can be established that there is ample living space provided on the ground, first and second floor, as per Bury Councils legislation.

Additionally, there is extra communal space in the basement in the form of a cinema room and a shared office space.

There is 1 on-site parking spaces, bike storage to house 8 bikes, and sufficient bin storage in the rear yard. This rear yard can be accessed from within the house via the kitchen, and from the outside via a back gate on the public access back lane that runs behind Belle Vue Terrace.

Originally the submitted scheme for this application provided 2 parking spaces, but that would have caused there to be space for only 4 bikes. Therefore in the updated plans, one parking space has been removed to allow for an 8 bike storage space.

The proposed development seeks a pragmatic reduction from two off-road parking spaces to one, in order to facilitate the provision of secure, high-quality cycle storage. This shift aligns with both local and national planning objectives to reduce car dependency and encourage active travel. Critically, evidence suggests that car ownership among HMO tenants is significantly lower than that of the general population; research indicates that while approximately 78% of UK households have access to a car, only about 15% of HMO tenants own a vehicle. Given the site's highly sustainable location—just 0.3 miles from the Bury Interchange—residents have exceptional access to public transport, further reducing the necessity for private car ownership. By repurposing space for cycle storage, where more than eight bicycles can typically be accommodated in the footprint of a single car, the development more effectively serves the actual transport needs of its future occupants while contributing to a net reduction in local parking pressure.

This sustainable and efficient use of the space at 17 Belle Vue Terrace will provide an increase of housing supply in an area of high demand and for which the council cannot provide a 5 year plan of housing provision to meet the current demand.

Conclusion

The proposed conversion of 17 Belle Vue Terrace from a 6-bed to an 8-bed HMO represents a considered and high-quality response to the previous reasons for refusal. By reconfiguring the internal layout, this application directly addresses the concerns raised regarding the suitability of basement living conditions in application 71641.

Specifically, the proposal ensures that:

- **Amenity Standards are Met:** All residential bedrooms have been relocated to the ground, first, and second floors, ensuring ample natural light and outlook. The basement has been repurposed for secondary communal uses (cinema and office space), as explicitly suggested in the previous Planning Officer's report.
- **Spacious Living Conditions:** All proposed bedrooms and communal areas exceed the minimum space requirements set out in Bury Council's HMO guidance, providing a superior standard of accommodation for future residents.
- **Sustainability and Location:** The site remains in a highly sustainable location with exceptional access to public transport (0.3 miles from Bury Interchange) and local amenities, supporting the Council's objectives for car-independent living.
- **Housing Contribution:** The development makes efficient use of an existing residential asset to increase housing supply in an area of high demand, contributing to the local housing stock where a five-year supply shortfall exists.