

PLANNING STATEMENT

69981 - GSS22072 - 15 Milner Avenue, Bury

Introduction

Gold Sketch Studios has been instructed by our client, D&A Property Ltd to prepare and submit a full planning application at 15 Milner Avenue, Bury, BL9 6NG.

The formal description of the development:

‘Change of use from 6 bed HMO (Class C4) to 7 bed HMO (sui generis) ‘

Existing Site

The site is situated at 15 Milner Avenue, Bury, BL9 6NG, corner of Raymond Avenue.

A license for a 6 HMO was granted for this property on 02/08/2023.

The property consists of a 6-bedroom HMO with a 28sqm Kitchen and 14sqm Living/Dining space.

Each bedroom has its own En-suite.

The proposal

The applicant now wishes to convert this property from a 6-bedroom HMO to a 7-bedroom HMO.

The proposal will retain the existing design fully.

The proposal suggests converting one of the unused rooms which is not part of the HMO into a bedroom with an En-suite.

The proposed design complies with the minimum size standards and meets the HMO requirements.

We trust that Officers and the Members of the Council will acknowledge the opportunities this development presents and grant planning permission for the proposal.