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Bury
Council

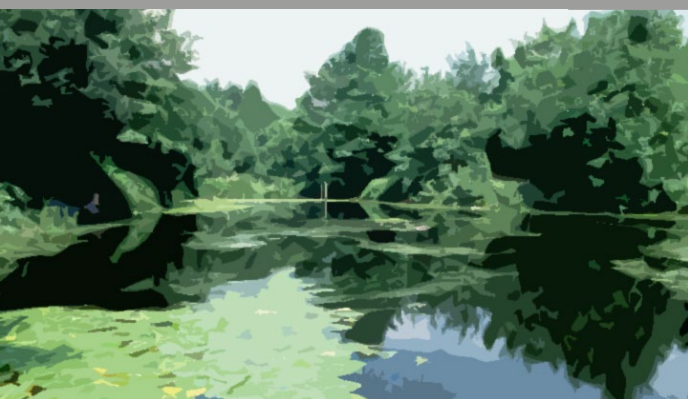


Consultation Draft Supplementary Planning Document 13

Houses in Multiple Occupation



December 2025



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1 Introduction

- 1.1 Houses in Multiple Occupation (HMOs) are properties that provide accommodation for at least three individuals who are not from one household (such as a family) but share facilities such as a kitchen or bathroom. For planning purposes a “house in multiple occupation” does not include a converted block of flats to which section 257 of the Housing Act 2004 applies but otherwise has the same meaning as in [section 254 of the Housing Act 2004](#).
- 1.2 Useful advice on the definition of an HMO is available at [Shelter Legal England - House in multiple occupation \(HMO\) definition - Shelter England](#)
- 1.3 HMOs form part of the Borough’s housing supply and contribute to meeting housing needs. They can provide a cost-effective form of accommodation for younger people and those on low incomes. They also provide flexible accommodation for people with short-term housing requirements, and a social environment for those seeking to live with other people. They can be home to young professionals, people on low incomes, students and those on short-term contracts. HMOs can be purpose-built, but most in Bury have been created through the conversion of existing properties that were in residential or other uses.
- 1.4 It is important to ensure that HMOs provide suitable living standards for future occupants. This includes having regard to the Council’s HMO licensing requirements, internal layout of the property, as well as the appropriate provision of outdoor amenity space.
- 1.5 Most HMOs in Bury are well managed and provide decent homes, but poorly managed or located properties and over concentrations of such properties have the potential to lead to issues for both occupants and neighbours. Some of the most common concerns in relation to HMOs relate to:
 - Negative changes to the character of the area;
 - Negative impacts on the physical environment and streetscape;
 - Increased noise and disturbance;
 - Pressure on parking provision;
 - Waste storage and litter;
 - Imbalanced and unsustainable communities, with higher levels of transience and less sustainable local services;
 - The loss of family housing; and
 - The provision of inadequate living accommodation for occupiers.

- 1.6 This SPD has been produced to better manage the provision of HMOs throughout the Borough, improve the standards of accommodation provided and reduce potential for detrimental impacts on local communities. The SPD will not be able to address issues in relation to existing HMOs, but once adopted it will be an important material consideration in the determination of planning applications for new and expanded HMOs and will be applicable throughout the Borough.
- 1.7 SPDs are used to provide further detail and guidance on the implementation of policies and proposals contained in existing Local Plans. Whilst not statutory development plan documents themselves, they can be a material planning consideration in the determination of planning applications. As such they need to be consistent with national and local planning policies and guidance.
- 1.8 This SPD supplements UDP Policy H2/4 – Conversions, as well as other policies identified in paragraph 2.8, and applies to planning applications for:
- HMOs created through conversions;
 - Purpose-built HMOs; and
 - The expansion of existing HMOs.
- 1.9 Currently (as of 21 November 2025), existing residential dwellings (Use Class C3) can be converted through permitted development rights to HMOs for three to six people (Use Class C4) without the need for planning permission. This means that such changes of use are outside of planning control, and therefore planning policies for HMOs cannot be applied to these developments.
- 1.10 Alongside this SPD, the Council is exploring the introduction of an Article 4 Direction to require such changes of use to apply for planning permission where there is a material change of use. If an Article 4 Direction is approved by Planning Control Committee (as the committee with delegated authority for Article 4 Directions), this SPD will apply to all planning applications for Houses in Multiple Occupation, including those small HMOs that are currently allowed through permitted development rights.
- 1.11 The SPD has been prepared accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and has been informed by national and local planning policies. Once adopted, this SPD will supersede the existing Development Control Policy Guidance Note 13 – Conversion of Buildings to Houses in Multiple Occupation (May 2007).

2 Policy Context

National policy guidance

- 2.1 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. The NPPF is a material planning consideration of significant weight. This means that it must be taken into account, where it is relevant, in deciding planning applications and appeals.
- 2.2 To achieve sustainable development, the NPPF expects the planning system to support strong, vibrant and healthy communities as a key social objective. There is no specific reference to HMOs or shared housing within the NPPF, but local planning authorities are required to assess and reflect in planning policies the size, type and tenure of housing needed for different groups in the community, including (but not limited to) those who require affordable housing, families, students and people who rent their homes.
- 2.3 Chapter 5 of the NPPF supports local planning authorities to ensure that the delivery of new housing seeks to meet locally identified needs and that the needs of groups with specific housing requirements are addressed.
- 2.4 Chapter 8 of the NPPF promotes healthy and safe communities, seeking to achieve healthy, inclusive and safe places.
- 2.5 Chapter 11 of the NPPF promotes making "effective use of land in meeting the need homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions".
- 2.6 Chapter 12 of the NPPF emphasises the importance of creating high quality, beautiful and sustainable buildings and places "which promote health and well-being, with a high standard of amenity for existing and future use".

Local planning policy

- 2.7 The current adopted Development Plan for Bury includes the Bury Unitary Development Plan (UDP) (August 1997) and the Joint Places for Everyone Development Plan Document (March 2024).
- 2.8 The development plan for Bury includes a range of policies that are used in the determination of applications for HMOs. Key policies are set out below:
 - Bury Unitary Development Plan Policy H2/4 – Conversions
 - Bury UDP Policy H1/2 – Further housing development
 - Bury UDP Policy H2/1 – The form of new residential development

- Bury UDP Policy H2/2 – The layout of new residential development
- Bury UDP Policy H2/4 – Conversions
- Bury UDP Policy EN1/2 – Townscape and Built Design
- Bury UDP Policy EN1/5 – Crime Prevention
- Bury UDP Policy EN7/2 – Noise Pollution
- SPD11: Parking Standards in Bury
- PfE Policy JP-S2: Carbon and Energy
- PfE Policy JP-S5: Clean Air
- PfE Policy JP-H3: Type, Size and Design of New Housing
- PfE Policy JP-P1: Sustainable Places
- PfE Policy JP-C1: An Integrated Network
- PfE Policy JP-C2: Digital Connectivity
- PfE Policy JP-C8: Transport Requirements of New Development

Standards for HMOs

HMO Licensing

- 2.9 Under the Housing Act 2004, larger HMOs require a mandatory licence to operate, unless a valid exemption applies. A 'large' HMO for the purposes of the Act is one which is occupied by 5 or more persons, forming two or more households sharing an amenity such as kitchen or bathroom. Licences are normally granted for a period of 5 years.
- 2.10 The Council's Public Protection Service are responsible for licensing HMOs across the borough. Further information can be found on the Council's website [Houses in Multiple Occupation licence - Bury Council](#).

HMO Standards

- 2.11 All HMOs across Bury (including those which do not require a licence) should adhere to locally set standards for HMO's set out in the Council's Short HMO Guidance for Landlords.
- 2.12 The document sets out space standards for bedrooms, communal rooms and combined bedrooms and provides information on the number of bathrooms, toilets and wash-hand basins required for the number of persons sharing those facilities. Information is also provided on fire precautionary measures, gas safety, electrical safety, fire safety and furniture safety.

- 2.13 HMOs must also be free of significant hazards under the Housing Health and Safety Rating System (HHSRS). This is used to identify and assess if hazards in residential accommodation could be a risk to occupants' health or safety.

3 Locational Requirements

- 3.1 As well as forming part of the Borough's housing supply and contributing towards meeting housing needs, HMOs conversions can also enable the continued viable use of older housing and provide an effective use of land and buildings. However, HMOs typically intensify the use of properties, with more resident and visitor movements than a typical family home, and concentrations of them can impact on the amenity of neighbouring properties and the wider neighbourhood.

Avoiding a concentration of HMOs

- 3.2 In order to help ensure mixed and balanced communities and to ensure that new development does not have an unacceptable impact on amenity, quality of life and residential character of the surrounding neighbourhood, this SPD sets out restrictions to limit the concentration of HMOs and manage the siting of HMOs relative to other HMOs. This will contribute to retaining local character, help to ensure a mix of house types and tenures, and reduce potential residential amenity issues. To achieve this the Council will apply three measures:

- A concentration threshold;
- Restricting the sandwiching of properties; and
- Restricting three adjacent HMOs.

HMO Concentration Threshold

Planning permission will not normally be granted for new HMOs, or for proposals to increase the number of bedrooms within existing HMOs, where:

- a) Proposals would result in more than 10% of properties (residential and commercial) or more than four properties (whichever is the fewer) being classed as HMOs within a 100m buffer of the application property; or
- b) The number of HMOs already exceeds 10% of properties or four HMOs within a 100m buffer of the application property.

Restricting the sandwiching of properties

Proposals which would result in any house that is in use as a single dwelling being adjacent to more than one house in multiple occupation will not normally be considered acceptable. This includes properties behind or in front, as well as to either side. Sandwiching of or by properties to the front or rear will be considered on a case by case basis. Factors to be considered will include the nature of any separation between properties.

Restricting three adjacent HMOs

Planning permission will not normally be granted for proposals that would result in three or more adjacent HMOs.

3.3 In applying the three measures above, the following methodology will apply:

Stage	Details
Point from which the 100-metre buffer is drawn.	The 100-metre buffer is measured as 100m from all parts of the boundary of the planning application red edge.
Identifying properties in HMO use	<p>The Council will use a variety of sources to identify HMOs, including HMO licensing data, planning records and Council Tax data. If any part of the HMO boundary falls within the 100m buffer, that property will be included in the calculations.</p> <p>Properties with unimplemented extant planning permission for conversion to an HMO will also be included within the count of HMO properties.</p> <p>It is important to emphasise that it may not always be possible to ascertain a complete and accurate record of all properties that have converted to HMOs as many properties may have been converted under permitted development rights or may not be subject to mandatory licensing. As such, the Council may not be aware of these HMOs.</p> <p>The Council will only be able to apply this limit using the information available to it. Further investigation may be required as part of the planning application process in response to new or updated information about the presence of HMOs in the locality.</p>
Identifying all properties	<p>Existing properties will be identified through the Local Land and Property Gazetteer (LLPG) address points within the 100m buffer.</p> <p>Existing properties that have been sub-divided into flats will be counted as single properties for the purposes of the calculation, as some of the issues that can be associated with HMOs can also be associated with flat conversions. However, purpose-built flats will be counted on an individual basis, as they are not subject to the same issues as flat conversions.</p>
Concentration threshold calculation	<p>The calculation to determine if the 10% threshold is exceeded is as follows:</p> $HMO \text{ Threshold percentage} = \frac{\text{Total identified number of HMOs within 100m buffer} *}{\text{Total identified properties within 100m buffer}} \times 100$ <p>* including the application property and HMOs within converted buildings.</p>

Figure 1: HMO concentration threshold (example 1)

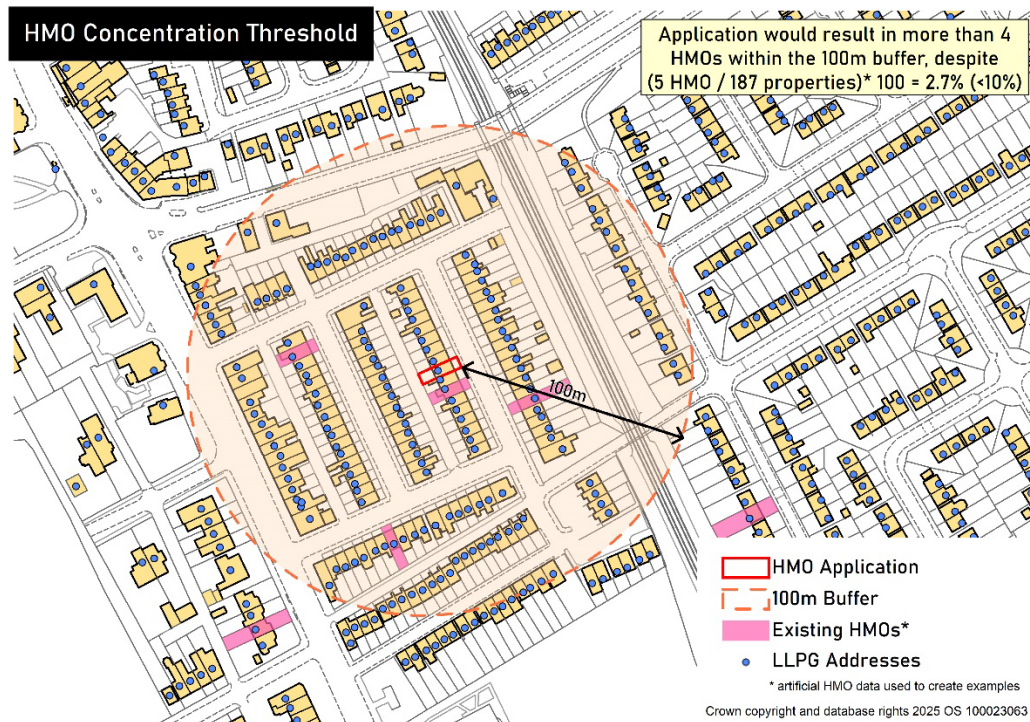


Figure 2: HMO concentration threshold (example 2)

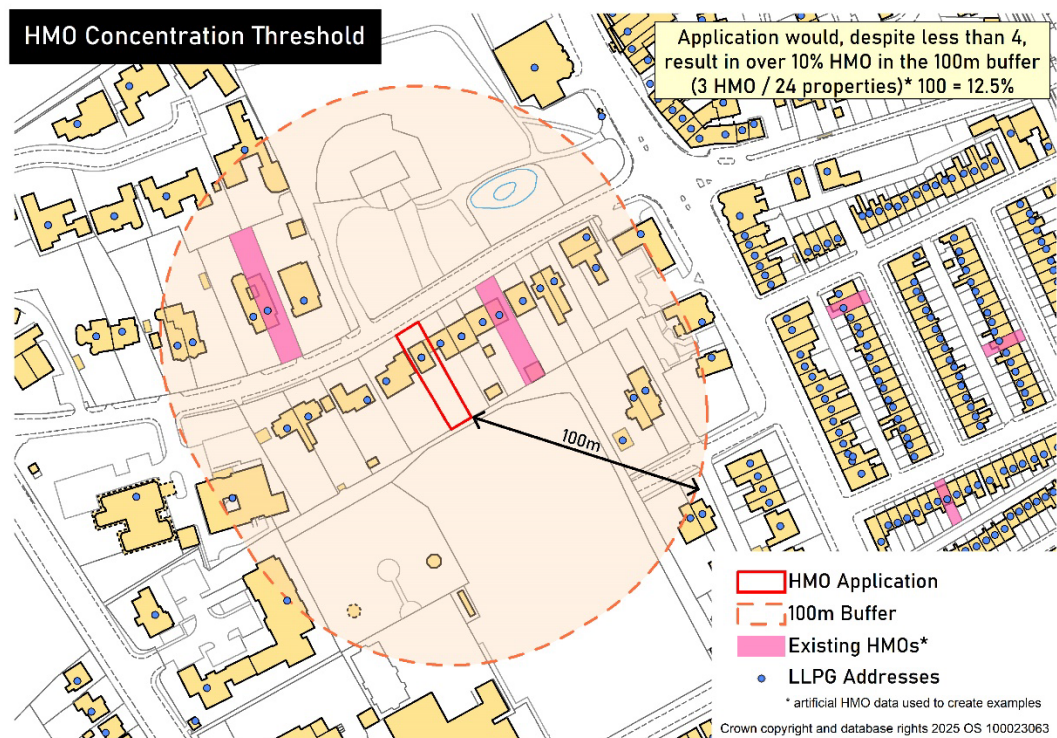


Figure 3: Restricting sandwiching by HMOs (example 1)

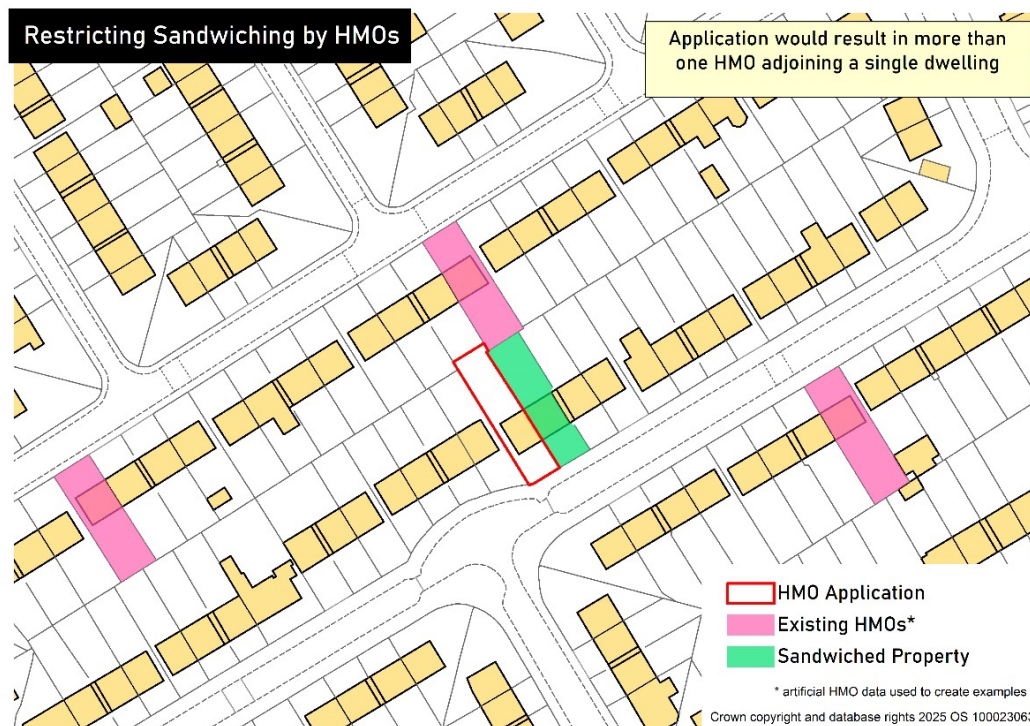


Figure 4: Restricting sandwiching by HMOs (example 2)

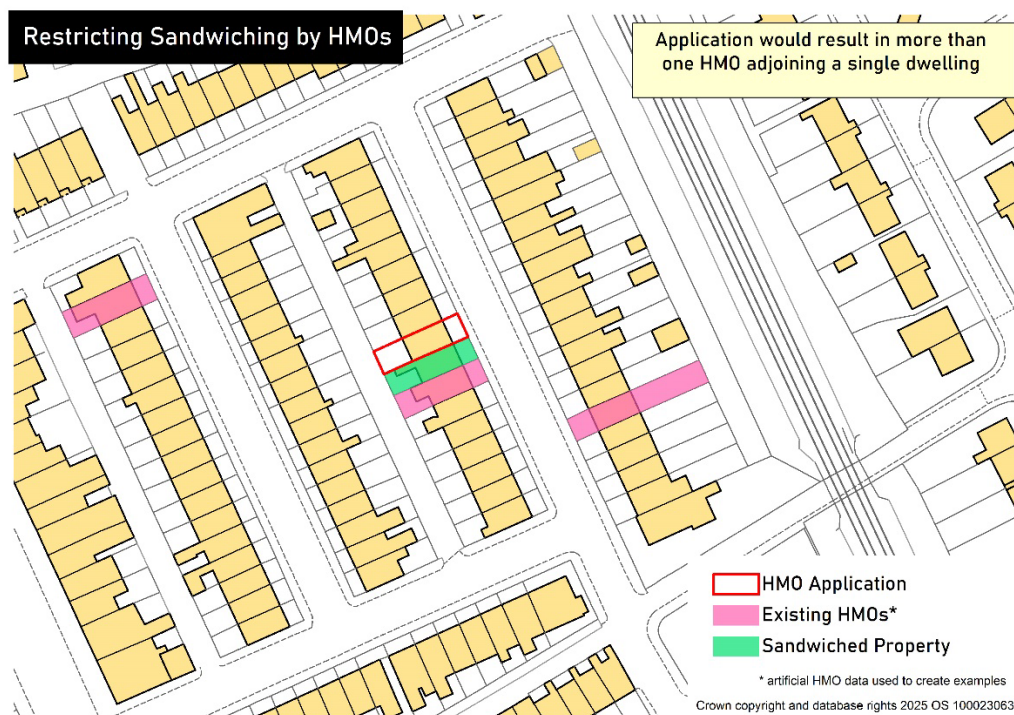
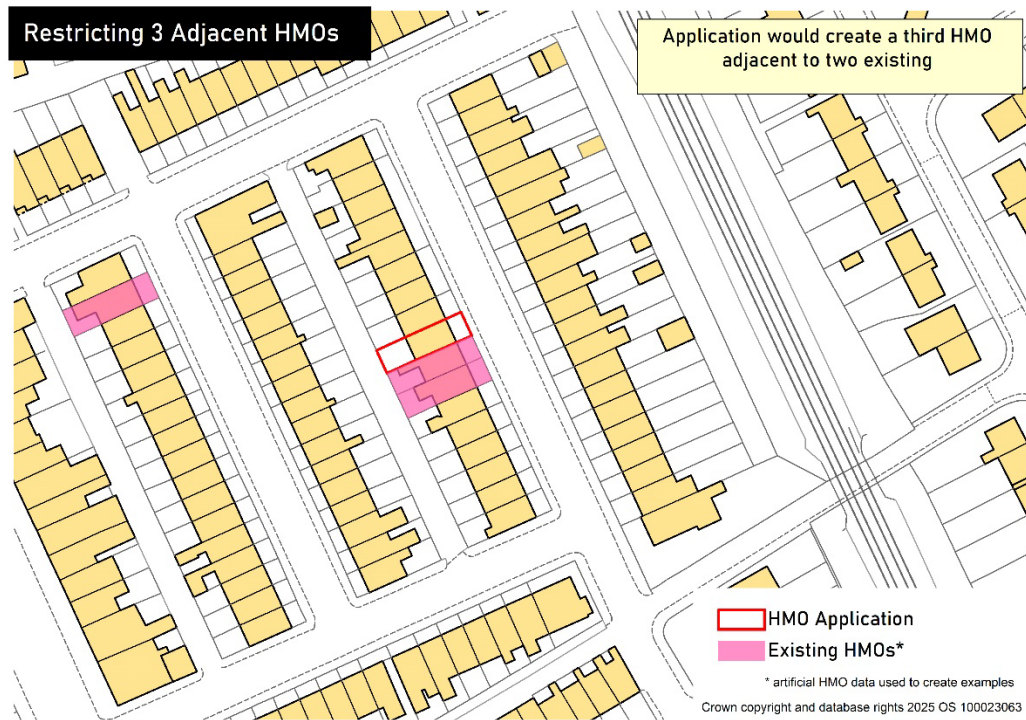


Figure 5: Restricting three adjacent HMOs



- 3.4 There are limited circumstances where permission could be granted for an HMO that results in more than four HMOs in a 100m buffer or the 10% threshold being exceeded or results in 'sandwiching' or three adjacent HMOs. They might include where:
- There is a strong physical barrier, such as a tram line, between the application property and established HMOs;
 - The nature of the application property means that impacts will be lessened e.g. the property could be detached and have a substantial curtilage; or
 - There are a very limited number of properties within the 100-metre buffer to which the 10% / four HMO threshold applies.
- 3.5 The Council's preference is for proposals for 16 or more bedrooms to be split into two separate HMOs.

Sustainable Locations

- 3.6 Rented properties (including HMO's and shared housing) tend to house individual occupiers with lower-than average levels of car ownership compared to the overall population average. As a consequence it is of particular importance that HMO's should be in sustainable locations, with access to public transport, shops and services. Planning permission will not normally be granted for HMOs (including through the conversion of existing residential dwellings) in isolated or unsustainable locations, having regard to PfE Policy JP-C1, NPPF paragraph 110 and 115.

4 Design Considerations

- 4.1 It is important to ensure that HMOs provide a good standard of accommodation for their occupants, as well as ensuring that the development or extension of HMOs does not have an unacceptable impact on the amenity of neighbours or the character of the area.

Achieving a good standard of accommodation

Internal space

- 4.2 The adopted Places for Everyone Joint Development Plan Policy JP-H3 requires all new dwellings to comply with the nationally described space standards. Therefore, although the bedroom size requirements in the NDSS exceed the statutory HMO licensing requirements, for the purposes of determining planning applications for HMOs, the Council considers it appropriate to require applicants to meet the [Nationally Described Space Standards](#).
- 4.3 This includes the following bedroom size requirements:
- Single bedroom: Minimum 7.5sqm and at least 2.15m wide
 - Double bedroom: Minimum 11.5sqm and at least 2.55m wide.
- 4.4 The Nationally Described Space Standards only provide gross internal floor areas for dwellings of up to six bedrooms, however the Council will use the NDSS principles as a guide when considering whether an HMO provides sufficient floorspace. For HMOs providing eight or more bedrooms a second communal area should be provided.
- 4.5 When assessing planning applications for HMOs, the Council will also have regard to the Council's Short HMO Guidance for Landlords (including any future updates thereof), available at www.bury.gov.uk/housing/private-rent/landlords/hmo-licence. The document sets out space standards for communal rooms and combined bedrooms and provides information on the number of bathrooms, toilets and wash-hand basins required for the number of persons sharing those facilities. Information is also provided on fire precautionary measures, gas safety, electrical safety, fire safety and furniture safety.
- 4.6 Applicants must also have regard to:
- The location of bedrooms to ensure that residents have easy access to bathroom facilities, for example residents in bedrooms on a second floor should not have to go to the ground floor to access bathroom facilities. The majority of bedrooms should have ensuite bathroom facilities.

- The location of bedrooms in relation to communal living space to ensure that residents have privacy and are not subject to unacceptable noise from communal areas. Bedrooms should not be accessed directly from communal areas or kitchens.
- The provision of adequate storage space for the size of the HMO, including provision of communal household items (e.g. vacuum cleaner, ironing board).

Outlook and natural light

- 4.7 All habitable rooms should have access to a good level of natural daylight, including kitchens / dining rooms, living rooms, and bedrooms, and achieve a good level of light penetration. It is particularly important to ensure that private bedrooms in shared accommodation have a good quality of natural light and outlook, given that residents are likely to spend more prolonged periods of time than the occupiers of general housing in private bedrooms.
- 4.8 Bedrooms at basement level will only be acceptable in exceptional circumstances. Basement bedrooms served solely by a light well will not be acceptable. Communal kitchens, dining rooms and living rooms are unlikely to be considered acceptable at basement level. However, where this is proposed, it is particularly important that sufficient light penetration is achieved. If it is considered that the light levels within a scheme would be low, further assessment will be required. Basements can be used for bathrooms, storage, laundry rooms or bicycle storage or other appropriate uses, subject to fire risk assessment.
- 4.9 When considering whether there is a reasonable outlook from a window in a habitable room in a basement or at ground floor level, the Council will consider the function of the space to which it looks onto. For example, it would not be considered appropriate if a bedroom or living room window looks directly onto a bin storage area or where cars will be parked. The Council would expect a minimum distance of 3m from a habitable room window to an area of bin storage or car parking at basement or ground floor level.
- 4.10 The same principles apply to roof space accommodation as to other accommodation. Habitable rooms within the roof space area must provide a reasonable outlook. Roof lights that only face the sky are not considered to provide a reasonable outlook and prospect.

Outdoor amenity space

- 4.11 Provision should be made for outdoor amenity space as part of HMO proposals. This is important to help create a better-quality living environment and should be in addition to space used for functions such as drying clothes, refuse and recycling storage, parking and cycle storage.
- 4.12 HMOs are often created through the conversion of existing properties and are often located in, or near to, town centres where outdoor space may be limited,

so all applications will be assessed on a case-by-case basis, but applicants should aim to provide useable outdoor amenity space with an area for drying clothes, wherever possible. This should be identified on the application site plan.

- 4.13 All private external amenity space should normally be overlooked from within the property but should not overlook ground floor bedrooms.

Means of escape

- 4.14 Provision of adequate fire safety measures and appropriate means of escape are essential requirements for all HMOs. Applicants will need to comply with Building Regulations, the Housing Health and Safety Rating System (England) Regulations 2005 and the Council's HMO Guidance and Amenity Standards in this regard.
- 4.15 For licensed HMOs, a fire risk assessment is a requirement of the HMO licensing process and The Regulatory Reform (Fire Safety) Order 2005. This will inform the level of detection required and other fire safety measures that are required for each particular building.
- 4.16 In planning terms, the most common issue relating to means of escape relates to potential physical alterations to a building through external fire escapes¹. The main concerns when assessing proposals for external fire escapes will be the impact on the character of the areas and any overlooking issues that may arise.
- Character: external fire escapes, where required, should be located to the rear of properties and should minimise the public view of them. They should be of a material and design that integrates well with the property so as not to detract from its specific character. Fire escapes that are proposed to be located to the front of the property will generally not be accepted and planning permission is unlikely to be granted; and
 - Overlooking: this should not normally be an issue when considering proposals for fire escapes as most are generally only used in an emergency and not for day to day use. However, there have been examples where proposals seek to utilise balcony areas within fire escape routes as an extension to the living accommodation and/or locate plant pots etc. Whilst this is rare, the Council will seek to ensure that where proposals do arise that there would not be any loss of amenity or detrimental overlooking uses.

¹ It is acknowledged that internal means of escape are preferable to external routes.

Safeguarding the amenity of neighbouring residents

Management plans

- 4.17 The Council will require the submission of a suitably detailed management plan as part of the planning application process. The agreed management plan will need to be adopted by the landlord, and the use of the property as an HMO implemented in accordance with the agreed details. The management plan will be expected to cover matters such as:
- The arrangements for the management and maintenance of all communal areas within the site and the building, including the building itself.
 - The methods to be deployed by the landlord to address and prohibit any potential nuisance or annoyance caused by tenants.
 - The management proposals for the servicing and the storage, transfer and collection of waste ensuring that appropriate arrangements are made.
 - If appropriate, how adequate parking and cycle storage will be provided on site.
- 4.18 The submission of a Management Plan will ensure that there is a visible statement provided as part of the planning application process that provides greater clarity / detail about the management arrangements for the property. This should not prove onerous for good landlords and will allow them to highlight good management practices. Further details of management requirements for licensed HMOs are provided on the Council's website: [Mandatory Houses in Multiple Occupation licensing guide - Bury Council](#)

Waste and recycling storage

- 4.19 HMOs may generate more waste than typical homes. When planning permission is sought for HMOs, provision will need to be made for appropriate waste and recycling storage and collection.
- 4.20 It is important that the location, design and size of external bin storage areas are suitable and that they do not have a negative impact on the amenity of HMO occupants or their neighbours, and do not detract from the general amenity and character of the area. Bin storage should not be located in a position that would harm the amenity of existing or future residents (e.g. outside their habitable room window which could create noise and odour concerns) and must not cause obstruction or fire risk in escape routes.
- 4.21 Bins stored at the front of properties can look unsightly and clutter the streetscene. Where possible they should be located to the side or rear of a property and screened from view to minimise their impact. Unless suitably screened, bins stored at the front of properties are unlikely to be acceptable.

- 4.22 Bin storage should be easily accessible by all occupants and also provide ease of access for bins to be move to areas where refuse collectors can access the waste. Full details of the location, design and operation of waste and recycling storage facilities should be included as part of the details in a planning application for an HMO.
- 4.23 The amount of bin storage space required will depend on the size of the HMO. HMOs are entitled to the same waste capacity as a normal domestic household, which for households under 6 people starts with a 240 litre bin for each waste stream (4 in total), with additional grey bin eligibility increasing as follows:

Household size	Bins (litres)	General waste capacity
Under 6	240	240
6-8	240 + 140	380
6-10	2 x 240	480
10-12	2 x 240 + 140	620
13+	3 x 240	720

- 4.24 However, this capacity, especially for larger HMOs is not always sufficient. If extra capacity is needed beyond this then this is a chargeable service and a commercial waste agreement is needed. **As a guide, between 100 and 140 litres of general waste capacity per tenant is recommended, in addition to provision for other waste streams.** Provision of additional capacity for recycling provision would be reviewed by the Council's waste management service on a case by case basis.

Car parking and cycle storage

- 4.25 The Council's adopted Supplementary Planning Document (SPD) 11: Parking Standards in Bury (June 2025) sets out parking and cycle storage for HMOs. These requirements are summarised in Appendix 1, however please refer to [SPD11](#) for full details.
- 4.26 To reduce parking pressures on the street, provision for parking within the curtilage of the property should be provided if possible and appropriate. However, any in-curtilage parking provision must complement the residential character of the area and not detract from the entrance and approach to the building. A balance must also be made between the provision of space for car parking and other needs, such as waste storage, cycle storage and the provision of outdoor amenity space.
- 4.27 All applicants for HMOs should set out the parking provision that is proposed as part of their scheme at the planning application stage. The appropriate level of parking provision will need to be agreed with the Council having regard the standards set out in SPD11 in addition to:
- The availability and suitability of parking within the curtilage of the property.

- The sustainability of the site in relation to services and amenities.
- The availability of public transport and access to bus stops and cycle routes.
- The availability of existing parking provision in the surrounding locality.
- Parking demand compared to the use of the building as a standard residential property.

4.28 Cycle storage should be secure, covered and shown on plans. Corridors or landings will not be considered as adequate provision for cycle storage and residents should not be expected to carry a cycle upstairs. Cycle stores will need to be sensitively designed and sited to reduce the impact on neighbouring residents or the streetscene. Cycle storage should be shown on a site plan as part of the planning application. Applications which do not provide adequate provision for cycles are unlikely to be granted planning permission.

Noise and disturbance

4.29 In order to safeguard residential amenity, reasonable sound resistance measures must be taken to protect against noise and disturbance, having regard to Building Regulations Part E. Particular consideration must be given to neighbouring dwellings.

Entrance and approach

4.30 The entrance and approach to an HMO is an important part of how it functions in relation to its surroundings. When HMO entrances are at the side or rear of a property, sometimes accessed by separate external stairs, they can cause a range of amenity issues for both neighbours and residents. Designing entrances to be visible from the street will mean that HMOs are more secure. HMOs should therefore normally be served by a main entrance at the front of the property.

External alterations

- 4.31 Where appropriate, it is important that HMOs retain existing residential features, such as boundary walls and window openings, to contribute to a residential feel for the occupiers. The conversion of properties from other uses must include appropriate proposals to establish residential character and maximise the residential amenity of the property.
- 4.32 Particular care and attention to detail is required if an HMO proposal is located within a conservation area and applicants will be required to ensure that proposals accord with policies on conserving and enhancing the historic environment. This may require features such as original timber windows and chimneys to be incorporated into conversion schemes.

5 Other Considerations

- 5.1 There are a number of other considerations that should be taken on board in looking at HMOs, which are outlined below.

HMO licensing and management regulations

- 5.2 HMOs must comply with statutory regulations on management. This legislation places certain duties on the individuals managing the property and non-compliance with these regulations may result in a prosecution and/or fine (including a civil penalty).
- 5.3 All properties that are occupied by five or more people, from two or more households and sharing an amenity are subject to mandatory licensing (subject to certain exemptions). Licensing of HMOs is required for landlords to ensure these properties are kept to the required standards and are adequately managed.
- 5.4 Further information can be found at [Houses in Multiple Occupation licence - Bury Council](#).

Alterations and extensions to residential properties

- 5.5 If the proposed change of use to an HMO also involves alteration and extension of the existing property, detailed guidance is provided in SPD6: Alterations and Extensions to Residential Properties. This sets out more detailed guidance for those involved in various types and sizes of extensions and alterations to residential properties, highlighting the key aspects of design and layout that the Council will consider in dealing with this type of proposal.

Pre-application advice

- 5.6 Bury Council welcomes and encourages discussions with applicants or their agents prior to submission of planning applications. Pre-application discussions help to enable to efficient handling of subsequent planning applications. The Council does, however, make a charge for pre-application advice. Further information on the pre-application services can be found on the Council's website [Pre-application advice - Bury Council](#).

6 Monitoring

- 6.1 Monitoring and review are key aspects of the planning system. The Council will monitor the implementation of this SPD as part of Bury's Annual Monitoring Report (AMR). This will allow for future amendments, including additions and deletions, where deemed necessary.
- 6.2 Planning enforcement will play a key role in ensuring the provision of this guidance is implemented correctly. For more information on the Council's approach to planning enforcement and how to report and enforcement case, please see [Planning enforcement - Bury Council](#).

Appendix 1: Parking Standards for HMOs

Replicated from adopted [SPD11: Parking Standards in Bury \(June 2025\)](#). Please refer to SPD11 for further details.

Houses in Multiple Occupation (HMOs) and shared housing

- 4.34 The level of parking provision for HMO's acknowledges that HMOs and shared housing tend to attract occupiers with lower-than-average levels of car ownership compared to the general population.
- 4.35 The provision of off-street parking through the replacement of traditional front gardens with open hard standing and the removal of front and side boundary walls will be resisted. Removal of these elements can negatively impact the character of the street and in some cases exacerbate localised flooding.
- 4.36 Commuted sums for parking control or other measures to mitigate the effect of parking demand generated (such as contributions towards a shared mobility provision) will be considered for developments that do not satisfy the requirements.
- 4.37 New HMO and shared housing developments in Zone 1 should only provide parking for disabled residents and visitor/drop-off. New HMO and shared housing developments in Zone 1 will be excluded from residents parking schemes and residents or tenants will not be eligible for on-street parking permits to safeguard parking availability for existing residents and encourage a low car approach to such developments.

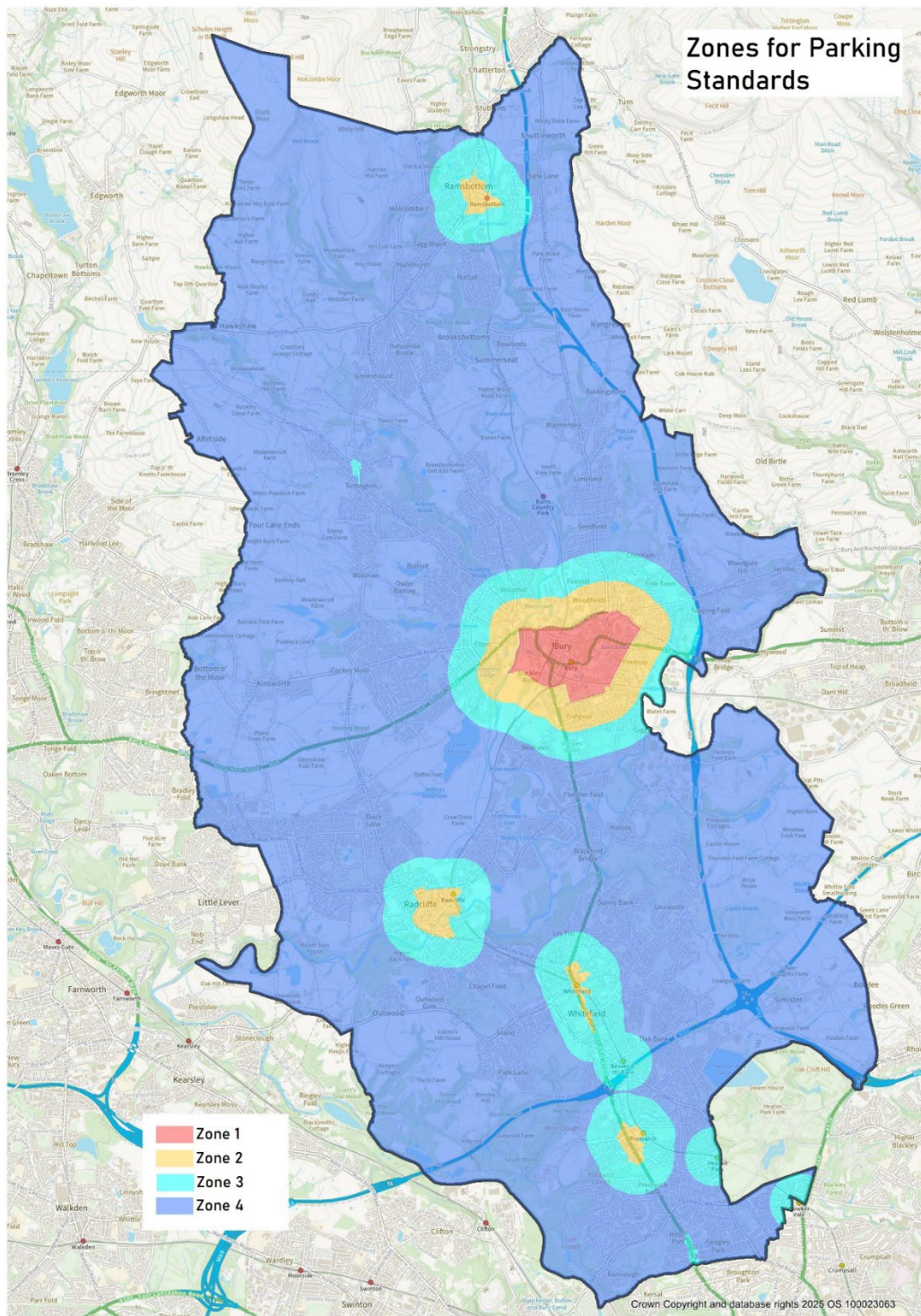
Table 3: Parking Standards for Residential Developments

Development	Description	Number of car parking spaces in Zone 1	Number of car parking spaces in Zone 2	Number of car parking spaces in Zone 3	Number of car parking spaces in Zone 4	Disabled Parking
Houses in Multiple Occupancy (HMO) (C4) and Sui Generis HMOs	Houses in Multiple Occupation	Disabled parking only.	0.25 unallocated spaces per bedroom. Alternative provision levels to be considered on a case-by-case basis.	0.5 unallocated spaces per bedroom. Alternative provision levels to be considered on a case-by-case basis.		To be provided based on likely need and requirement identified by developer, in collaboration with local planning authority.

Table 5: Cycle parking standards for Residential Development

Development	Description	Resident Parking (long stay)
Houses in Multiple Occupancy (HMO) (C4) and Sui Generis HMOs	Houses in Multiple Occupation	1 secure, covered cycle storage space per bedroom (if no garage or secure area is provided within curtilage of dwelling)

Zone Map



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