

Ward: Bury East - Moorside

Item 03

Applicant: JAMM Holdings Ltd

Location: 12 Monmouth Avenue, Bury, BL9 5DU

Proposal: Change of use of existing residential dwellinghouse (Class C3) to 6 bedroom (6 person) house in multiple occupation (HMO) (Sui Generis); Loft conversion with rear dormer extension/new roof/rooflights and external alterations

Application Ref: 72554/Full

Target Date: 12/01/2026

Recommendation: Approve with Conditions

Description

The application site is a mid-terrace property located on the northern side of Monmouth Avenue. This avenue is located off Walmersley Road.

The application site sits between a property in use as a Class C3 (dwellinghouse) and a property that appears to be in use as four self-contained flats, as four doorbells exist on the front door. It sits opposite no. 9 Monmouth Avenue which is in use as a 6 bedroom HMO.

The application site has a rear yard area and gate leading onto Back Monmouth Street, a cobbled street, Back Monmouth Street that runs along the rear of the Monmouth Street.

Planning permission was initially sought for a 9 bedroom HMO, along with a rear dormer extension on the rear roof slope of the dwelling and the roofscape of the existing two storey outrigger. During the course of the application, the applicant has amended the proposal and is now proposing a 6 bedroom, 6 person, HMO and the rear dormer has been amended so it is now proposed to sit solely on the main rear roof slope of the property.

The accommodation proposed would be as follows:

Ground Floor Level: The main access into the property would be via the front door. The proposed kitchen-dining area would be located within the central area of the of the property with two en-suite bedrooms, one within the front room and one within the rear projection.

First Floor Level: 3 ensuite bedrooms are proposed, ranging between 13m and 14.1m in size. These sizes do not include the en-suite bathrooms proposed.

Second Floor/ Loft Space: one bedroom 20.2 sq.m in size and en-suite bathroom..

External Alterations:

The following external alterations and outbuildings are proposed.

- Two roof lights are proposed within the front roof slope.
- A rear flat roof dormer extension is also proposed.
- Within the rear yard area, a timber flat roof covered and secure bike store is proposed, which would sit against the rear boundary wall of the application site. An outside seating area is also proposed, and four refuse bins are proposed.

Relevant Planning History

None.

Publicity

Letters have been sent to 16 neighbours. 13 representations have been received which raise the following concerns:

Over Concentration of HMO's

- Neighbours assert that there are already 3-5 HMOs on Monmouth Avenue which they consider is detrimental to the family housing character of the area and asserts this additional HMO will make the situation worse.
- Concerned about the number of HMOs and the damaging impact on the local area.
- Concerned that there would be a high turnover of occupants leading to community instability.
- Assert, the current HMOs on the street and the proposed HMO has and would have a negative impact on the surrounding community.

Lack of car parking provision

- Neighbours raise concern about the proposed occupation of the dwelling as HMO would put undue pressure on the lack of on-street parking provision on the street which is already over-subscribed.
- Advises, the street parking is already at full capacity, and the proposal would place further unacceptable pressure on parking provision.
- Advise that residents are severely struggling with space in the street and deliveries and visitors have a nightmare trying to get near the houses.

Impact on residents amenity

- Advise noise and disturbance experienced from an existing adjoining HMO and that having a HMO directly opposite, would worsen their amenity over and above their existing amenity issues.
- Assert that the number of occupants in a single small family home would inevitably lead to increased noise, disturbance, and frequent comings and goings, causing harm to the amenity of neighbouring residents who live and work in this area as family households.
- Concerned about the noise and disturbance caused within the house next door to the application property from an increase in the number of occupants proposed over and above a standard household resulting in people coming in and out, doors slamming, people going up and down stairs, toilets flushing all the time, parties etc, plus visitors to occupants of the HMO.

Safety and fear of crime

- Neighbours, consisting of families with young children and women, have stated they are worried for both leaving their house or opening their door in the dark and the safety of their children due to being unable to park outside their house given the car parking increase they have dealt with from the existing HMO properties on the street.

Waste Management and Collection issues

- Advise that waste collectors are already having a difficult time accessing residents waste.
- Concerned about the proposal to open up the back yard onto an already busy back street that is all cobbled and uneven which is hard enough for the bin men to come down and some times they miss if there are cars on the back street leading to further complaints to the Council.

Other Matters

- Assert that the developer(s) do not care about living conditions, local residents or the

- standard of living in Bury and that their motive is just greed and profit.
- Urges the council to see sense, and stop this from happening, as it will ruin local communities in an area full of private family houses

Statutory/Non-Statutory Consultations

Adult Care Services - No comments or observations received.

Traffic Section - No comments or observations received.

Environmental Health - Pollution Control - No comments or observations received.

Greater Manchester Police - designforsecurity - No objections. They do make some recommendations for the applicant. These are recommended be inputted into an Informative, where members are minded to support the application.

Waste Management - No comments or observations received.

Housing - Public Protection - Advise a HMO Licence will be required by the applicant and that the proposal will need to comply with the HMO Licencing Standards.

Planning & Building Regs consultation Fire Protection Dept Bury Fire Station (Part B)
- No comments or observations received.

Pre-start Conditions - Not applicable.

Development Plan and Policies

H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
EN7/2	Noise Pollution
JP-C1	Our Integrated Network
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-C2	Digital Connectivity
JP-S2	Carbon and Energy
SPD11	Parking Standards in Bury
SPD13	Conversion of Buildings to Houses in Multiple Occupation

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically

mentioned.

Fallback Position

Under 'Permitted Development' dwellinghouses can change to a 6-bed HMO without needing planning permission. Under Permitted Development the applicant can also erect the proposed rear dormer extension.

A permitted fallback position is a significant material planning consideration, often given substantial weight because it represents a realistic, deliverable alternative that avoids the need for further permission, meaning the planning authority must assess the harm of the proposed development and also take into account any planning harm that may be caused by the permitted fallback position. In this instance the applicant could implement a material change of use to a 6 bed HMO without the need for planning permission, meaning that if this application was refused, the applicant could go ahead with a 6 bed HMO in any event. harm caused by the fallback.

Article 4 Direction

Members will be aware that the Council is considering the introduction of an Article 4 Direction that would withdraw Permitted Development rights (thereby necessitating planning applications) for any HMO development. At present, there is no Article 4 Direction in place and this planning application must therefore be considered in this context and treated on the planning merits in the usual way.

Character of the area - concentration of HMOs

Whilst there is no specific policy in relation to HMOs within the UDP, Policy H2/4 - Conversions takes into consideration the concentration of conversions for multiple occupation and the impact this can have on the character of an area.

The representations received assert that at least 3-5 properties on Monmouth Avenue are in use as small-scale HMOs.

Officers have investigated this by both viewing the information held by the HMO Licensing Section who deal with all licensable HMOs; i.e. those that have 5 bedrooms and above and by checking the street and locality at the time of the site visit.

The following flats and other HMOs on the Avenue have been found, as follows:

2 Monmouth Avenue - 6 beds
5 Monmouth Avenue - 5 beds
9 Monmouth Avenue - directly opposite the application site - 6 beds
14 Monmouth Avenue - adjoining the application site - 4 Flats
213 Walmersley Road - 3 Flats

There is also a residential care home, 'Rockwood Residential Care Home', present at 219 Walmersley Road which backs onto the entrance of Back Monmouth Street.

Monmouth Avenue is a condensed terraced street located between Walmersley Road and Hornby Street.

It is clear that there is a concentration of both HMO and flat/ apartments properties in this particular location which does detract from the residential, family housing, nature of this street. This proposal would thus lead to an over-concentration of such properties in this location to the detriment of the residential character of the locality.

Residential Amenity

UDP Policy H2/4 requires applications for conversion to have regard to the effect on the amenity of the neighbouring properties through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes. This is supported by SPD 13 - The Conversion of Buildings to Houses in Multiple Occupation that seeks to ensure that properties are of a sufficient size to accommodate the proposals and are large enough to offer satisfactory levels of accommodation for future residents.

Although the representations received assert that the locality is suffering with crime and disorder, Greater Manchester Police has raised no objections to the proposed development. For this reason, Officers have no sound grounds on which to justify refusal of the proposal on this basis.

Neighbours adjoining and opposite the application site have advised that they are already experiencing occupants of neighbouring properties in use as a HMOs, entering and leaving their properties at all times of night and disturbing their sleep and children sleeping - children of primary school age, and standing out side the HMO (no. 9 Monmouth Avenue) talking and smoking at all times of day and night, which has a negative impact on the amenity of residents, through noise and disturbance and the fear of anti-social behavior and intimidation.

The application site is located between a property containing 4 flats/ apartments and a Class C3 dwelling house and is directly opposite no. 9 Monmouth Avenue which is in use a 6 bedroom HMO. The change of use of this property to create a 6 bedroom, single person, property would increase the comings and goings and noise disturbance experienced by neighbouring residents, which when taking account the other HMO property directly opposite and the 4 flats in the property adjoining the application site, and which adjoins a Class C3 dwelling. This proposal would therefore result in conditions detrimental to the amenity of neighbouring residents.

Layout and Amenity of Future Occupants

UDP Policy H2/2: The Layout of New Residential Development and Policy H2/4: Conversions both concern themselves with, amongst other things, the layout of development and the effect of proposals on the amenity of occupants.

All bedrooms proposed would comply with the national prescribed space standards. The applicant has not stated that the proposal would

A bedroom, Bedroom 2, is proposed of the communal kitchen-dining area which is not usually acceptable to Officers as the future occupant of that room would suffer from noise and odours generated within this communal space. Moreover, two washing machines are proposed against the wall of this bedroom/ en-suite shower room. Kitchens are also a fire risk. in response, the applicant has amended the plan to put the proposed en-suite shower against the wall of the bedroom adjoining the kitchen to go some way to mitigating the issues identified and created a small access hallway between the kitchen, staircase and the door to proposed Bedroom 2.

The property would have two washing machines and a dryer. Two washing machines would meet the needs of all occupants of the property. The level of communal accommodation would be acceptable for 6 occupants in 6 bedrooms.

The National Design Guide states that an aspect of ensuring development is well designed by ensuring that refuse bins are accessible and well-integrated into the design of streets, spaces and buildings, to minimise visual impact, unsightliness and avoid visual clutter.

The proposed site plan indicates sufficient refuse storage provision can be provided within the rear yard area as well as. Access into this rear yard area would be via a set of patio doors proposed in the Kitchen-Diner area. The rear boundary wall of the site has a gate on to the back street where bins are collected from. This leads Officers to conclude that sufficient which would enable bins to be easily moved in and out of the application site on bin collection days.

A covered and secure cycle store for up to 6 bikes is also proposed in the corner of the rear yard area. This would accord with the cycle parking provision requirements set out within SPD11.

An outside seating area is within the rear yard area, which would provide an appropriate level of external amenity space.

Taking account of the above, with the exception of Bedroom 2, the proposed development would not have an adverse impact upon the future occupiers of the proposed development and would be in accordance with Policies H2/4 and EN1/2 of the Bury Unitary Development Plan.

Highway Matters

Accessibility of the site to services, jobs and amenities

PfE Policy JP-C1, seeks to deliver an accessible, low carbon Greater Manchester with world-class connectivity, by, amongst other things, delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes to jobs, housing and other key services, including healthcare, education, retail, recreation and leisure facilities, green space and green infrastructure; and locating and designing development, to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport;

The application site is located on a street off Walmersley Road. Walmersley Road is a main throughroute within the borough. The application site is within approximately 350m of Chesham Shopping Precinct, and allocated Neighbourhood Centre with Development Plan, and is therefore within walking distance of the application site.

Walmersley Road is a main bus route with buses going to and from Bury Town Centre, Ramsbottom Town Centre, Burnley, Blackburn and Rawtenstall Town Centres every 20 minutes or so.

The application site is thus in an accessible location to enable future occupiers to not have to rely on a car for basic services and amenities and for access to jobs. The proposal therefore complies with the locational requirements of PfE Policy JP-C1.

Car Parking provision

SPD11: 'Parking Standards in Bury' advises that 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.

The SPD identifies this locality is within accessibility zone 4 due to its distance from Bury Town Centre. This sets out car parking provision for new development. Within Zones 3 and 4 HMO proposals should provide 0.5 car parking spaces per bedroom. A 6 bedroom property should therefore provide 3 off-road parking spaces. This property provides none.

The SPD does say that alternative provision levels can be considered on a case-by- case basis. The permitted development fallback position that without permission, this house can be turned into a 6 person HMO is therefore a material consideration. Therefore whilst street

parking provision already appears to be over-subscribed, given the proposal could be done without planning permission, as 'Permitted Development', and given the sites location in walking distance of an allocated Neighbourhood Centre, on a key bus route, it would not be reasonable to resist the application on parking and highway safety grounds.

Servicing

In terms of servicing the site, the Council's Waste Management Service has indicated that the level of occupancy would necessitate the need to provide 4 x standard size refuse bins; 2 to be used for general rubbish and 2 to be used for the paper and plastic recycling service offered by the Council. The applicant has demonstrated that this level of refuse storage provision can be accommodated within the rear yard area. A planning condition requiring the refuse storage provision submitted to be provided prior to the use commencing is therefore recommended.

Subject to the recommended planning condition the proposal would accord with UDP policies H2/4, HT2/4 and SPD13 with regard to HMO development.

Visual Amenity

The proposals involve two roof lights within the front roofslope and the provision of a new rear dormer.

The proposed front roof lights would not detract demonstrably from the front roof slope of this property and the front roof slope of the full terrace, particularly as two or three other properties on the northern side of Monmouth Avenue have single roof lights within the roofscape.

The proposed rear dormer would comprise slate cladding to the faces and cheeks of the dormer and would have a flat roof. It would be set down from the main roof ridge and set up from the eaves of the property by approximately 200mm and set in off the verges of the roof. Windows proposed on the new dormers will comprise white uPVC which will match the existing windows. The proposed dormer would sit close to an existing rear dormer present on an adjoining property, no. 10 Monmouth Avenue, so would not appear discordant within this immediate locality.

The external alterations are therefore considered to be in keeping with the character of the existing properties and surrounding context.

One of the representations asserts this proposal seeks to remove the rear boundary of the site. However, the rear yard is bounded by a timber panel fence with a single gate and the Proposed Site Plan shows this is to remain. In addition, the proposed covered and secure timber clad flat roof cycle parking store is proposed to sit against the existing/ proposed rear boundary fence. This element of the proposal would primarily be screened from the rear streetscape by the existing rear boundary of the site and thus would cause negligible harm to the visual amenity of the rear highway.

For the above reasons, the proposal accords with UDP Policy EN1/2: Townscape and Built Design.

Carbon and Energy

The Council's in Greater Manchester aim is to ensure all new development is carbon neutral by 2038. PfE Policy JP-S2: 'Carbon and Energy' promotes, amongst a range of other things, the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

In compliance with local and national policy, the proposed development prioritises the

minimisation of energy demand and maximisation of energy efficiency through the following measures:

- **High Insulation Standards:**

The development will feature highly insulated walls and ceiling cavities to reduce heat loss and enhance thermal efficiency.

Double glazing will be installed throughout the property to further improve insulation and reduce energy consumption. This ensures compliance with Part L Building Regulations.

Passive performance will be enhanced through improving the fabric efficiency with double glazing and insulation as well as the efficiency of the existing internal layout.

- **Renewable Energy Sources:**

Due to the building orientation and lack of solar gain on the roof, the installation of solar PV panels is not feasible.

The building will use a conventional boiler with water tank system due to the high demand for hot water from six separate hot water stations. ASHP is not viable under the current design.

The applicant commits to opting for renewable energy sources when selecting gas and electricity suppliers for the building, ensuring a greener energy supply.

- **Smart Thermostats:**

Smart thermostats will be installed throughout the property to enable precise control over heating and cooling, enhancing energy efficiency and user comfort. This improves thermal regulation and supports sustainability goals.

- **Energy Performance Certificate (EPC) Rating:**

The applicants aim to achieve a high EPC rating of C or above, demonstrating our commitment to energy efficiency and environmental sustainability.

- **Regular Maintenance:**

The property will undergo regular maintenance, with bi-annual reviews to ensure all energy-saving measures are functioning optimally and to identify opportunities for further improvements. These measures align with the 2022 Part L Building Regulations and underscore our dedication to creating a sustainable and energy-efficient development.

Due to all of the above, the proposals therefore comply with Places for Everyone Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2: Digital Connectivity requires, amongst other things, all new development to have full fibre to premises connections, unless technically infeasible and/or unviable, and to incorporate multiple-ducting compliant with telecoms standards, to facilitate future-proof gigabit-capable network connections. It is expected that internet connections will be operational and immediately accessible to network providers when occupiers move into properties.

In compliance with PfE policy JP-C2, the proposed development will support high-quality digital infrastructure through the following measures:

- **Full Fibre Connections:**

Fibre optic cables are to be installed to the property, ensuring superfast internet connections

with a minimum speed of 500 Mbps.

A mesh Wi-Fi system is to be deployed throughout the property, guaranteeing consistent high-quality internet coverage in every corner and on every floor.

Category 6 network points are to be installed on each floor, providing robust and reliable wired internet connections for high-speed data transfer. By implementing these measures, the proposed development will ensure compliance with Policy JP-C2, delivering superior digital connectivity that meets the demands of modern living and enhances the overall functionality of the property.

Response to Objectors

It is considered that the material planning considerations raised within representations have been addressed within the main body of the report and conditions recommended in accordance with the above assessment.

The matters not addressed in the report are as follows:

Bin Collection issues

As with a lot of back streets in the borough access for bin collection can be a problem at times. However, the Waste Management service does not view this as a consistent or serious issue in this location and advise this is not an area which they are currently looking at in terms of alternative arrangements, such as having collection points

Excess Waste/Overflowing Bins - This application site is in a locality where the Waste Management service does have issues with littering, fly tipping and excess waste - see the site photographs attached to this report. However, the application street is on the outskirts of this locality and as a service the Waste Management section do not consider this is a justifiable reason for a recommendation of refusal for this application as the proposed development would not demonstrably worsen these issues.

Conclusion

The property has permitted development rights to convert from a dwellinghouse to a 6 person HMO without planning permission. Officers consider this proposed use of the dwelling as a 6 person HMO is a permitted change within the Town and Country Planning (Use Classes) Order Regulations, as amended. Officers also consider that the proposed roof dormer and front roof lights could be erected and installed utilising the permitted development rights afforded by Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

As this is the case, whilst the proposal would contribute to the concentration of HMO and flat development in this area, the fact is that the proposals do not actually require planning permission and would be lawful. It would therefore be unreasonable of the Council to resist the application for any of the issues identified. Therefore, subject to the recommended planning conditions, it is recommended the application be approved.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This permission relates to the following plans:

Drawing no. 12MA/299/PL: Location Plan and Existing Site Plan;
Drawing no.12MA/300/PL Rev.C2: Proposed Site Plan;
Drawing no.12MA-303-PL-C1: Proposed Plan Layouts; and,
Drawing no.12MA-304-PL-C1: Proposed Section and Elevations

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan.

3. The building shall not be occupied by any tenants unless and until a scheme to soundproof the party wall with the adjoining residential property has been submitted to and approved in writing by the Local Planning Authority. The duly approved soundproofing scheme shall thereafter be implemented in full before any occupation of the development hereby permitted first takes place.

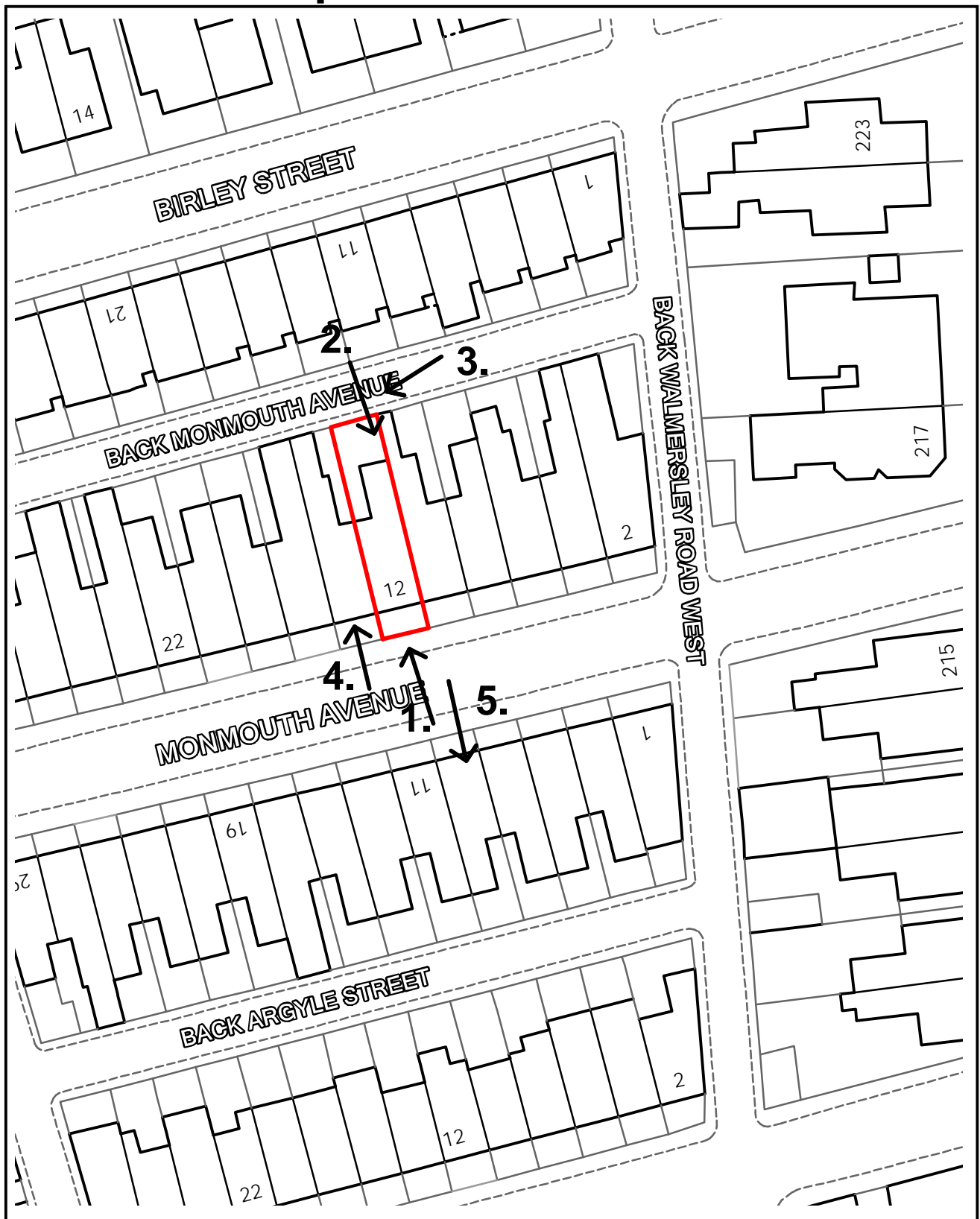
Reason. To reduce nuisance from noise to the occupiers of the adjoining dwelling pursuant to the NPPF and UDP Policy EN7/2 Noise Pollution.

4. The bin storage and covered and secure cycle parking facilities within the rear yard area indicated on the approved plans shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter be available for use at all times.

Reason. In order to ensure that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, and sufficient cycle storage provision is secured, in the interests of amenity and to promote modal shift and encourage travel to the site by more sustainable modes of transport in accordance with Policies JP-C6: 'Walking and Cycling' and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

For further information on the application please contact **Claire Booth** on **0161 253 5396**

Viewpoints 72554



ADDRESS: 12 Monmouth Avenue, Bury, BL9
5DU



Planning, Environmental and Regulatory Services

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Photo 1: Front Elevation



Photo 2: Rear Elevation



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Photo 3: Rear Street outside the application site



Photo 4: No. 14 (sharing a party wall with application site – appears to be in use as 4 apartments)



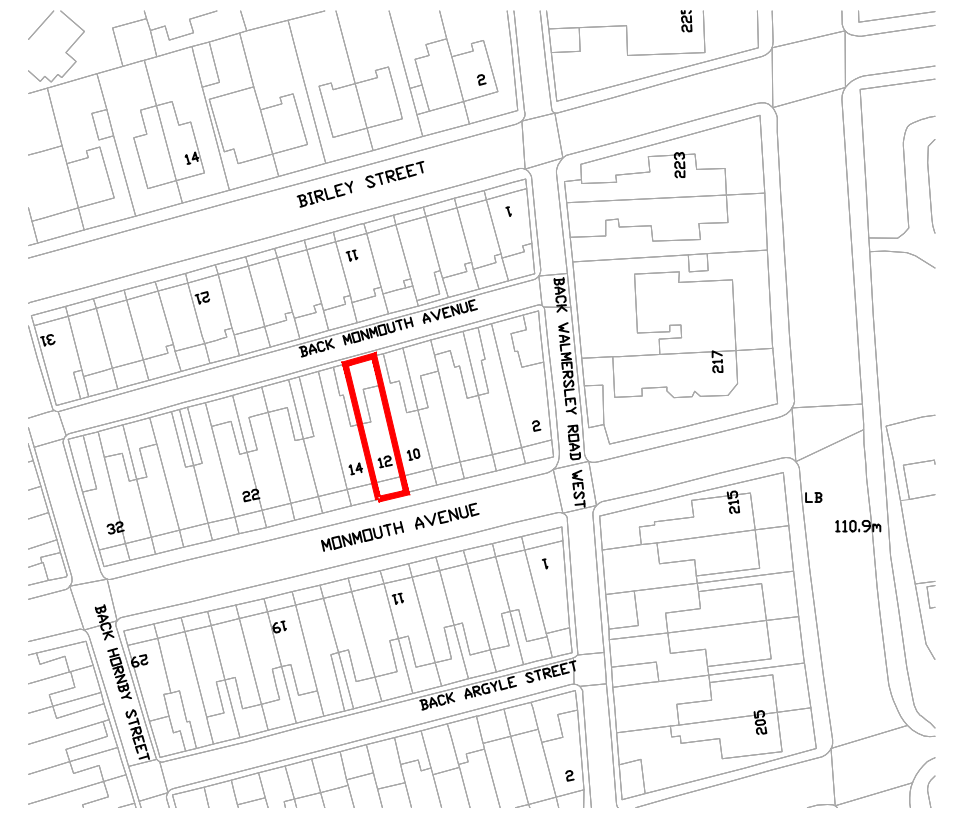
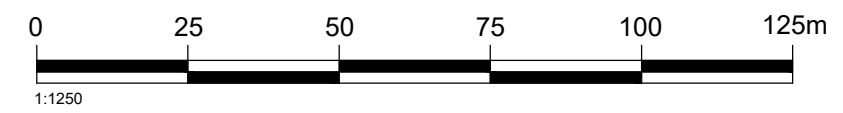
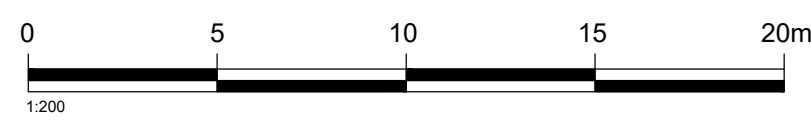
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Photo 5: No. 9 – opposite, in use as a 6 bedroom property:

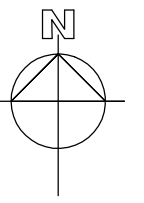




EXISTING BLOCK SITE PLAN
1:200 @ A3



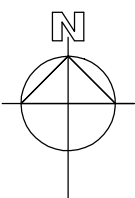
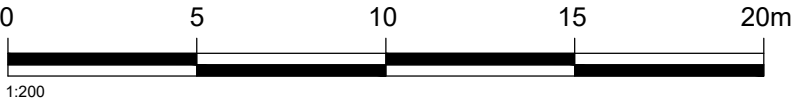
SITE LOCATION PLAN (117sqm)
1:1250 @ A3



Rev	Amendments	Date	Ints
			
Project			
12 MONMOUTH AVENUE BURY, BL9 5DU			
Drawing Title			
SITE LOCATION PLAN EXISTING SITE PLAN			
Drawn MG		Checked -	
Date AUG 2025		Scale @ A3 1 : 100	
Drawing No. 12MA/299/PL			Rev.



PROPOSED BLOCK SITE PLAN
1:200 @ A3



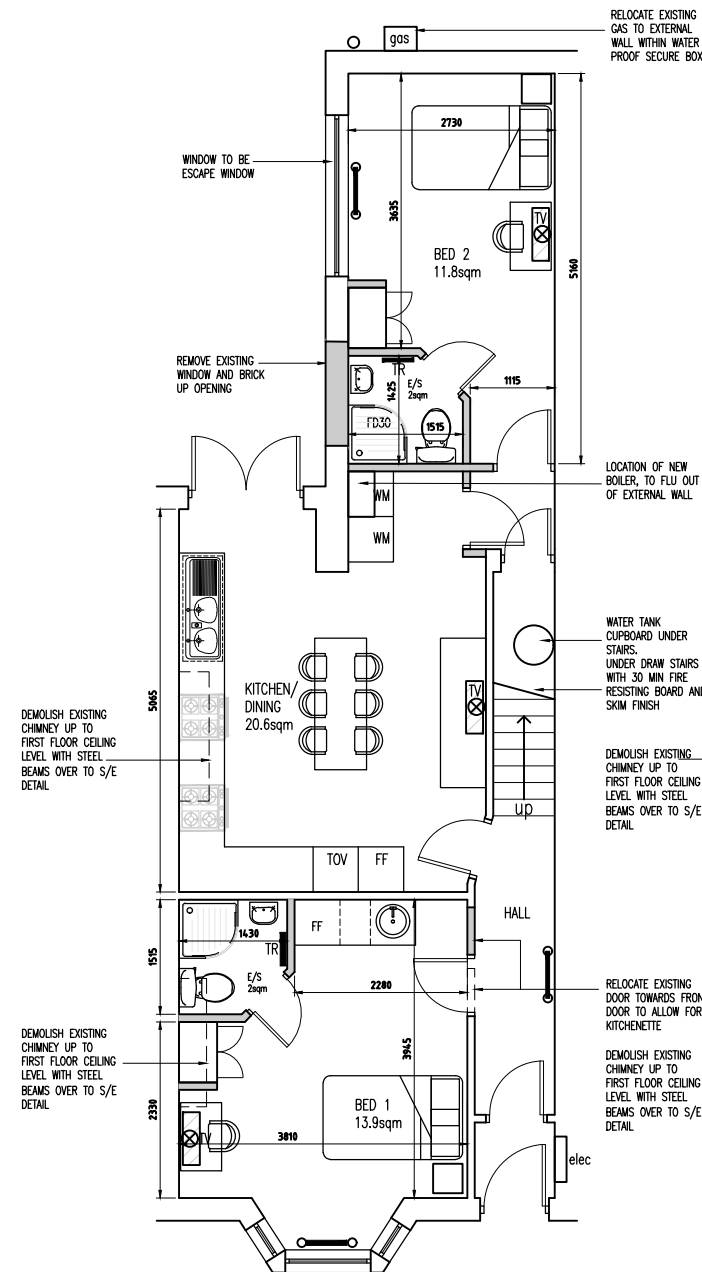
TRINITY TIMBER WOODEN BIKE SHELTER FOR SECURE SAFE STORAGE FOR 6 CYCLES.
MADE FROM 50x50x3mm MILD STEEL BOX FRAME, WITH ROUGH SAWN TIMBER CLADDING,
AND DOUBLE DOOR OF TIMBER CLADDING WITH 3 HINGE ANTI-LIFT DOORS.
BEING 2350mm DEPP AND 2650mm WIDE, AND A HEIGHT OF 2150mm HIGH.
WITH 3 NO SHEFFIELD TOAST RACK, SECURE DOWN TO CONCRETE BASE.



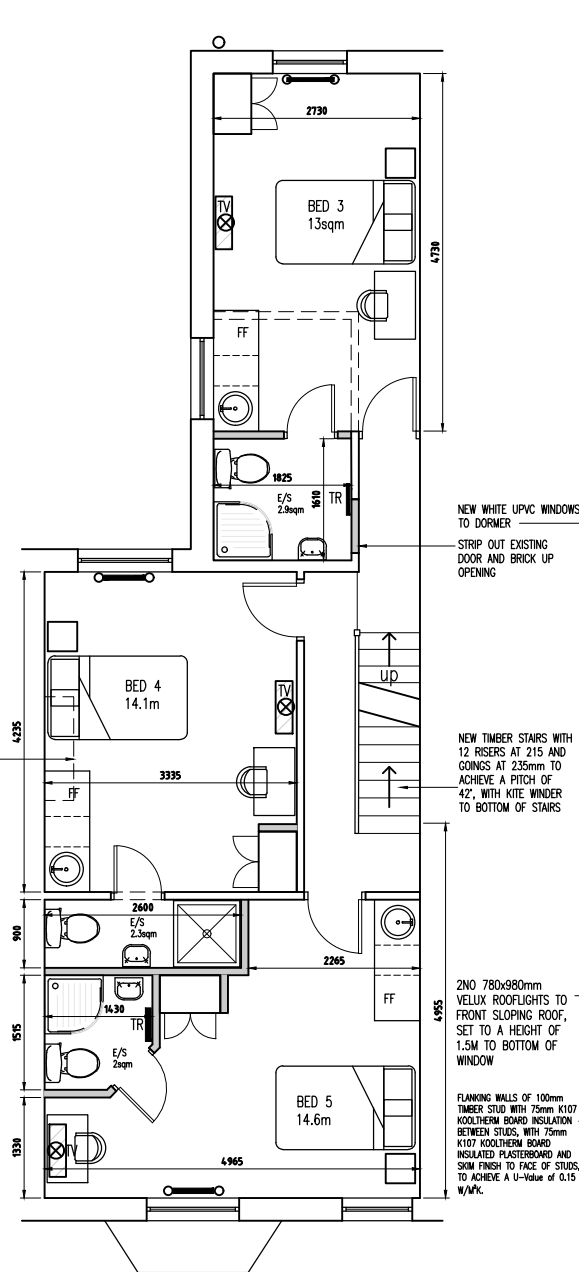
C2	Amendment to cycle storage	23.12.25	MG
C1	Amendment to cycle storage	28.10.25	MG
Rev	Amendments	Date	Ints



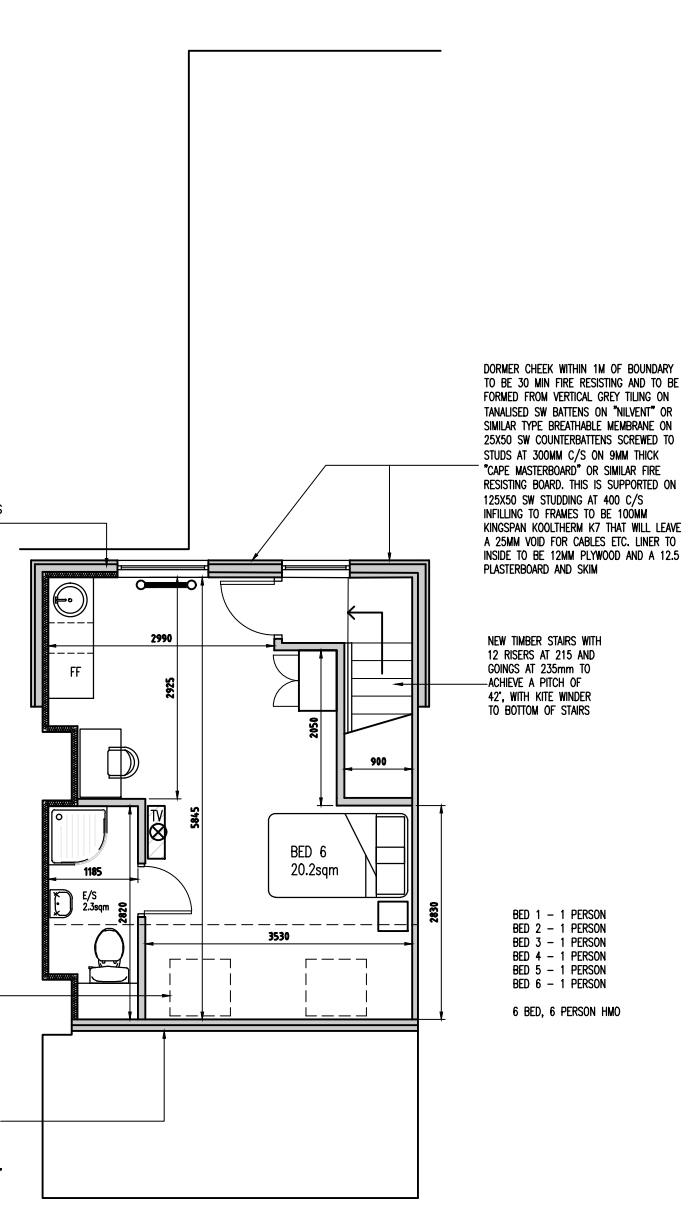
Project	
12 MONMOUTH AVENUE BURY, BL9 5DU	
Drawing Title PROPOSED SITE PLAN	
Drawn MG	Checked _
Date AUG 2025	Scale@A3 1 : 100
Drawing No. 12MA/300/PL	Rev. C2



PROPOSED GROUND FLOOR PLAN
1:100 @ A3



PROPOSED FIRST FLOOR PLAN
1:100 @ A3



PROPOSED SECOND FLOOR PLAN
1:100 @ A3

DORMER CHEEK WITHIN 1M OF BOUNDARY TO BE 30 MIN FIRE RESISTING AND TO BE FORMED FROM VERTICAL GREY TILING ON TANALISED SW BATTENS ON "NILEVENT" OR SIMILAR TYPE BREATHABLE MEMBRANE ON 25X50 SW COUNTERBATTENS SCREWED TO STUDS AT 300MM C/S ON 9MM THICK "CAPE MASTERBOARD" OR SIMILAR FIRE RESISTING BOARD. THIS IS SUPPORTED ON 125X50 SW STUDDING AT 400 C/S INFILLING TO FRAMES TO BE 100MM KINGSPAN KOOLATHERM K7 THAT WILL LEAVE A 25MM VOID FOR CABLES ETC. LINER TO INSIDE TO BE 12MM PLYWOOD AND A 12.5 PLASTERBOARD AND SKIM

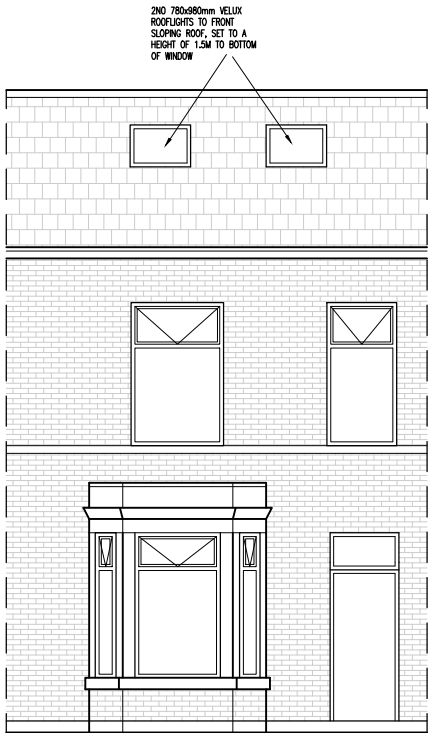
NEW TIMBER STAIRS WITH 12 RISERS AT 215 AND GOINGS AT 235mm TO ACHIEVE A PITCH OF 42°, WITH KITE WINDER TO BOTTOM OF STAIRS

BED 1 - 1 PERSON
BED 2 - 1 PERSON
BED 3 - 1 PERSON
BED 4 - 1 PERSON
BED 5 - 1 PERSON
BED 6 - 1 PERSON

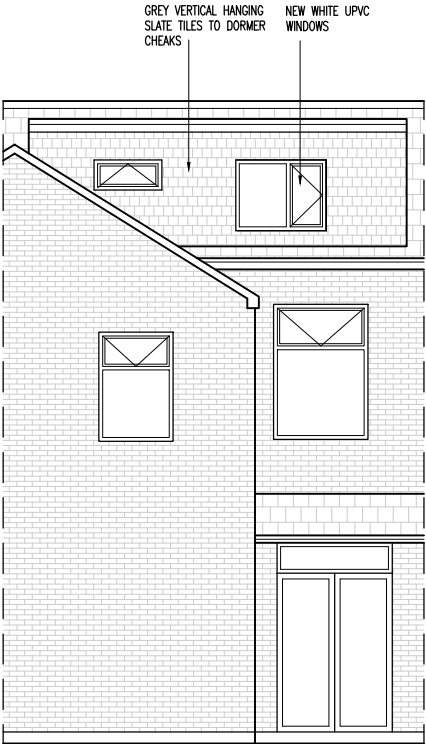
6 BED, 6 PERSON HMO



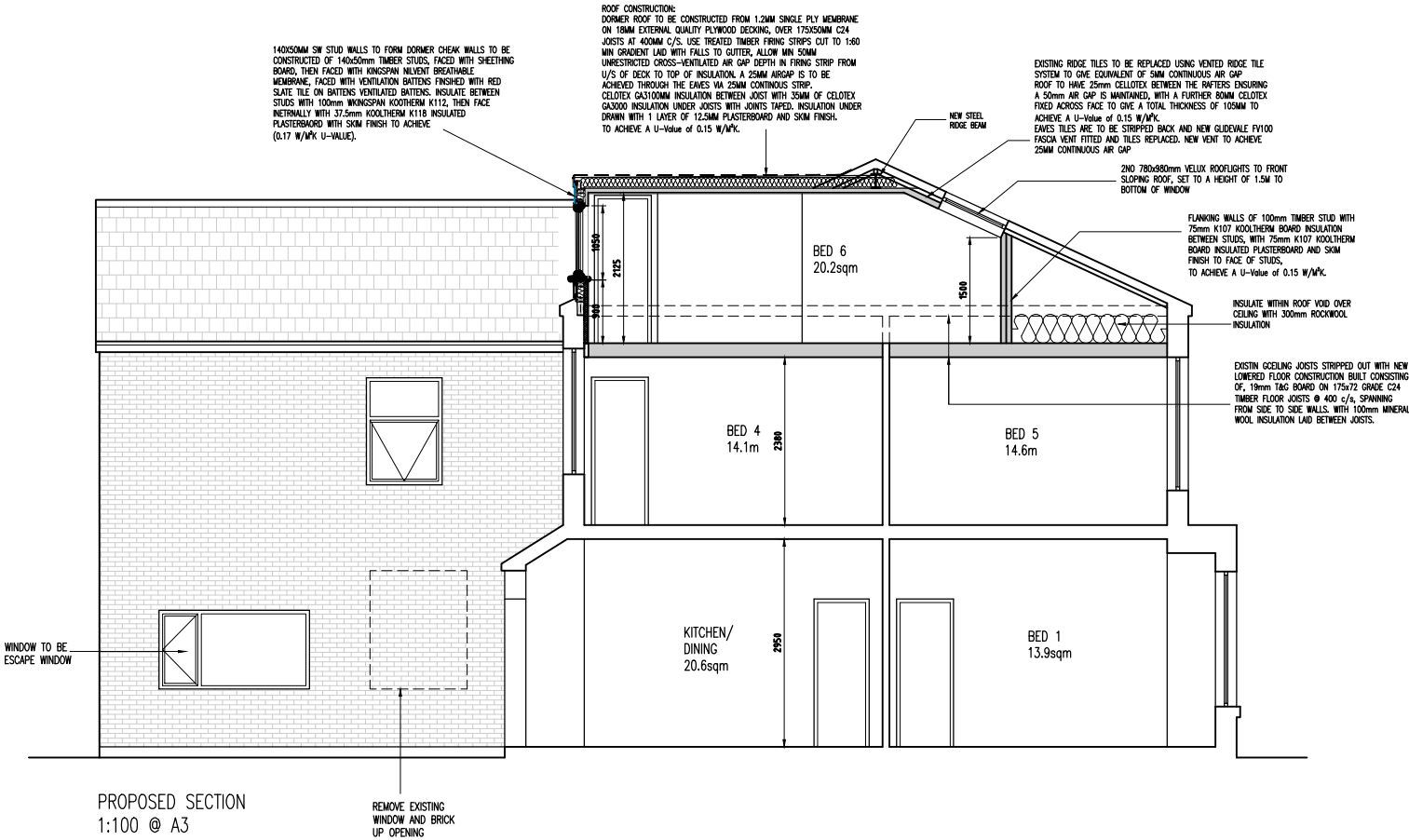
C1	HMO reduced to 6 bed, 6 person, with outrigger dormer omitted	23.12.25	MG
Rev	Amendments	Date	Ints
Mark Gordon Design + Associates			
Project 12 MONMOUTH AVENUE BURY, BL9 5DU			
Drawing Title PROPOSED PLAN LAYOUTS			
Drawn	MG	Checked	—
Date	AUG 2025	Scale	A3 1 : 100
Drawing No.	12MA/303/PL	Rev.	C1



PROPOSED FRONT ELEVATION
1:100 @ A3



PROPOSED REAR ELEVATION
1:100 @ A3



PROPOSED SECTION
1:100 @ A3



C1	HMO reduced to 6 bed, 6 person, with outrigger dormer omitted	23.12.25	MG
Rev	Amendments	Date	Ints
Mark Gordon Design + Associates			
Project			
12 MONMOUTH AVENUE BURY, BL9 5DU			
Drawing Title			
PROPOSED SECTION AND ELEVATIONS			
Drawn	MG	Checked	—
Date	AUG 2025	Scale	A3 1 : 100
Drawing No.	12MA/304/PL	Rev.	C1