

**Part retrospective application for proposed first floor  
bedroom extension to existing HMO (class C4) dwelling**



**Site address**

2 Braemar Road, Fallowfield, Manchester, M14 6PS

**Introduction**

The applicant is a private landlord who is applying for a first floor extension to a small scale house in multiple occupation (*Class C4*). The work has already commenced but not been completed. The area is characterized by a large percentage of HMO's and many of the terraced properties have been extended in a similar manner. The work being carried out involves a large financial investment and will provide a much higher standard of accommodation for future occupiers.

**Accommodation**

The property is an end terrace property with a small rear yard. The Loft is currently undergoing a conversion with a dormer being added under permitted development rights. The

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ground floor will be reconfigured to provide a larger lounge, kitchen and diner area. The first floor will increase the size of the existing bedroom and two additional bedrooms are already under construction at second floor level.

There will be no change to the existing external rear yard or refuse facilities. There is on street parking available although car use amongst students is rare and most of them use public transport or bicycles.

## **Use**

The property has always been a HMO (Class C4) and the applicant is making a separate application seeking a certificate of lawful use with evidence to be provided for the past 10 years. A certificate of lawful development will also be sought for the dormer under construction. Both of these are matters are to be dealt with under separate applications.

With the conversion of the loft and first floor bedroom extension the property will remain as a small scale HMO (Class C4).

## **Precedent**

The applicant recently made a similar application 127682/FO/2020 for a retrospective first floor bedroom extension at 70 Brailsford Road, Fallowfield. That application was approved on the 21st Feb 2021 and the following extract was taken from the article 35 declaration;

*Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, the applicant has been required to provide further information concerning the implementation of an upper floor roof extension and its commencement as a separate building operation under permitted development. Details have also been provided to show that 2 additional bedrooms have been formed providing 6 bedrooms in total thereby retaining the use of the property as a small scale house in multiple occupation (Class C4). This information has allowed the application to be fully and appropriately assessed.*

## **Summary**

We believe the application should be approved on the basis that it would not add any additional bedrooms to the property or further intensify its use as a HMO. The extension is of a modest scale similar to many alike nearby which have either been approved by the planning department or been allowed on appeal.