CAROLINE TAMWORTH PLANNING

Planning and Design Consultancy

FULL PLANNING APPLICATION

PROPOSED REAR DORMER EXTENSION TO ENABLE INCREASE OF EXISTING 7 BED HMO TO 8 BED HMO

5 CAWDOR ROAD, MANCHESTER, M14 6LG

PLANNING, DESIGN & ACCESS STATEMENT

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On Behalf Of

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1.0 The Site

1.1 The application site comprises a red brick end of terrace property, occupied by a large House in Multiple Occupation (HMO), on Cawdor Road which is located adjacent to Fallowfield District Centre. Accommodation is provided over three floors and comprises seven bedrooms, a shared living room, kitchen, bathroom, WC and shower room. There is a small enclosed front yard area to the Cawdor Road frontage and an enclosed rear yard area.

1.2 A gated alleyway runs along the eastern boundary of the site, linking Cawdor Road and Furness Road. An open alleyway serving the rear garden/yard areas of Cawdor Road and Furness Road runs along the southern boundary of the site.

1.3 The surrounding properties to the north, west and south are predominantly residential in character. However, there are commercial units to the east on Wilmslow Road within the District Centre.

1.4 A site location plan is provided.

2.0 The Proposal

2.1 The application seeks consent for a flat roof rear dormer extension to enable the creation of an eighth bedroom for the HMO along with an additional shower room with toilet on the second floor.

2.2 The dormer extension will extend by just under 4m to meet with the first floor rear elevation and will sit below the ridge line.

2.3 The external materials of the dormer will be vertically hung tiles with slate tiles for the flat roof. The windows will be upvc.

2.4 Full plans are provided. The plans indicate the building of a ground floor rear kitchen extension. This element has already been assessed by the Council and deemed to be permitted development.

3.0 Background

3.1 The building has been occupied as a House in Multiple Occupation for many years. It currently has 7 bedrooms and is therefore classed as a sui generis use.

4.0 Planning Policy Context

4.1 The site falls within South Manchester on the Core Strategy Development Plan Proposals Map but is unallocated for any primary purpose.

4.2 The following Core Strategy policies are relevant:-

- Policy SP1 - Spatial Principles
- Policy H6 - South Manchester
- Policy H11 - Houses in Multiple Occupation
- Policy DM1 - Development Management
- Policy T2 - Accessible Areas of Opportunity and Need

4.3 Advice contained within the National Planning Policy Framework (NPPF) is also relevant.

Policy SP1

4.4 Policy SP1 promotes the creation of neighbourhoods of choice with high quality development focussed within district centres. There is an emphasis on accessibility, in particular walking, cycling and public transport and improving sustainable access to jobs, services and education.

4.5 The site is located immediately adjacent to Fallowfield District Centre, which contains a variety of shops, and there is also good access to community facilities, places of employment and areas of recreational open space. In line with local and national policy, the site is well connected to public transport and walking and cycling are also feasible modes of transport.

Core Strategy Policies H6, T2 & DM1

4.6 Whilst it is acknowledged that policy H6 seeks to increase the choice of housing available within South Manchester by adding to the stock of larger homes, this should not mean that all future proposals for housing within that area must be solely for this type of dwelling. The policy recognises that there is still a need for higher density and affordable housing development in the area. The proposal relates to an existing HMO and will not result in the loss of family housing.

4.7 The site is in a highly sustainable location with excellent access to local shops and services, places of employment and public transport. Whilst the site does not fall within the district centre, it is immediately adjacent to it.

4.8 The proposed development will provide a place to live for a single or small household who require shared accommodation within an accessible location.

4.9 In terms of design, the additional bedroom, shower room and W.C. will be accommodated following the construction of a rear dormer extension. This is in keeping with the residential character of the street scene and other similar dormer extensions within the area. As such, there will not be an adverse impact on the visual amenity of the surrounding area as a result of the proposal. The occupation of the additional bedroom to be provided will not have an adverse impact on the amenity of surrounding residents or pose any conflict with surrounding land users in terms of privacy and noise. The presence of the additional accommodation is in fact unlikely to be apparent in terms of levels of activities following the development.

4.10 The existing parking situation will remain unaltered and the additional bedroom is unlikely to generate a significant demand for additional on-street parking spaces. The accessible location of the site means that future occupants are unlikely to rely upon the use of a car for travel and therefore levels of traffic generation associated with the extended use will be minimal.

4.11 In line with the provisions of policy DM1, the layout of the internal accommodation and floor areas of the rooms are compliant with guidance contained within the Council's Houses in Multiple Occupation Guidance and Amenity Standards document. Private amenity space, of a size and type consistent with the likely demand for usage, is available within the rear yard area. Details of refuse storage and collection will be provided in response to an appropriate condition. However, the existing storage arrangements will be sufficient to serve the needs of the additional bedroom.

<u>Policy H11</u>

4.12 Having checked the Council's list of licensed rented homes, there are 176 addresses that are listed within the 'M14 6L' postcode area. These include 47 properties on Cawdor Road. The majority of the registered homes have 5 or 6 bedrooms. However, six properties have 7 bedrooms, one property has 8 bedrooms and one property has 9 bedrooms.

4.13 The above figures show that the area around the application site is characterised by HMO accommodation. The proposed extension and provision of one additional bedroom is small scale in nature and will not lead to an unacceptable change to the character of the area but will assist in adding to the current accommodation for which there is a high demand within the area. Paragraph 9.48 of policy H11 states that sustainable communities must provide opportunity for a mix of households and the proposal is considered to contribute towards this aim.

4.14 An article by the Guardian in March 2018 reported concerns that Manchester was not providing enough affordable housing; instead focussing on the provision of larger housing developments that provided little or no affordable housing. The article highlighted that:-

> *"In Manchester, none of the 14,667 homes in big developments granted planning permission by the council's planning committee in the last two years [2016-2018] are*

set to be "affordable", planning documents show – in direct contravention of its own rules, and leading to worries that London's affordable housing crisis is spreading."

4.15 The article went on to say:-

"Manchester city council said there are already 68,000 social rented properties in the city – a third of the housing stock, compared with the national average of 16%. Despite this, more than 12,900 people are waiting for a house on Manchester's social housing register."

4.16 Councillor John Leech reported at the time of the article that:-

"It is not beyond the realm of probability that key workers will struggle to rent property in [south Manchester suburbs] Didsbury and Chorlton and in the city centre."

4.17 In May 2019 the average cost of a property in Manchester was reported to be just under £170,000. This is simply not affordable for many, forcing people who have been born and bred in the area, and who may have valuable key worker skills, to move away.

4.18 An article by The Northern Quarter in October 2019 confirmed that the situation has not improved with research showing that Manchester faced a dire shortage of affordable homes and accommodation.

4.19 The most recent annual State of the City report (October 2019) showed that increasing homelessness and people sleeping rough remains an ongoing challenge for Manchester.

4.20 The Our Manchester Strategy sets out a long-term vision for Manchester's future over the period 2016 – 2025 and strives to provide 'a diverse supply of good-quality housing affordable to everyone'. The report confirms that in October 2019 there were over 11,000 new homes under construction in Manchester. However, 9,000 of these were in the city centre and highly unlikely to be affordable to a large proportion of Manchester's population. The ongoing Covid-19 situation has also placed additional financial strain on many individuals, making the immediate availability of quality affordable accommodation even more vital.

4.21 The above evidence clearly suggests that the continued provision of HMO accommodation is essential in ensuring that all sectors of Manchester's population are able to access suitable and affordable accommodation.

4.22 Cawdor Road is already an established area of HMO accommodation and the proposed additional bedroom will not undermine the Council's strategy to retain a predominance of family accommodation with the area as the site does not currently comprise a family house.

4.23 In view of the above, the proposed development at this existing HMO, to provide an additional bedroom, is considered to be appropriate when assessed against the wider context of Manchester's housing situation.

5.0 Design

Use/Amount/Size

5.1 The proposal involves the provision of an additional bedroom to increase the existing use of the building from a 7 bedroom HMO to an 8 bedroom HMO.

Layout, Scale & Appearance

5.2 The additional bedroom will be accommodated within a rear dormer extension. The dormer will sit below the ridge height and extend to meet with the rear elevation of the first floor. The extension will not appear intrusive or out of character with the surrounding street scene with many other examples of similar types of developments within the immediate and wider area.

5.3 The external materials to be used are appropriate to the host dwelling and surrounding built development and will ensure a high quality finish that will make a positive contribution to the street scene.

Landscaping

5.4 The existing landscaping will be retained.

6.0 Access

6.1 The existing access arrangements will be utilised. The proposed development will not have an adverse impact on the free flow of traffic along the highway or pedestrian safety. The site is well served by public transport and walking and cycling are feasible modes of transport.

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