

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126179/FO/2020

Date registered valid: 14 February 2020

Proposal: Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4)

Address: 21 Kingswood Road, Manchester, M14 6RZ

Ward(s): Withington Ward

Applicant: Ms Carole Barton 10 Orrel Street, Salford, M6 5TD

Agent (if any):

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: l.marciniak@manchester.gov.uk

Recommendation:

Date of recommendation: 21 April 2020

Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: None
Standard consultations: Printed: 18 February 2020 Expired: 10 March 2020
Neighbour notifications: Printed: 18 February 2020 Expired: 10 March 2020
Site notice: No site notice has been produced
Press advert: No press advert had been published
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a pavement-fronted, mid-terraced Victorian dwelling situated on the north side of Kingswood Road in Fallowfield, east of Ladybarn Lane. The site is located approximately mid-way between the A34 Kingsway to the east and B5093 Wilmslow Road to the west. There is a yard at the rear and on street parking.

Description of area

The surrounding area is mixed in character comprising terraced houses and Ladybarn Methodist Church facing the site to the south, further houses to the east, Christs' Church Ladybarn, a convenience store, Fallowfield Medical Centre, car repair garage and mosque all on Ladybarn Lane to the west and Kingswood Park to the north.

The wider hinterland comprises a large Sainsbury's supermarket within the Fallowfield District Centre to the west and a mixed housing typology mainly to the south and east with purpose built student housing around Owen's Park to the north.

Description of development

Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4).

The application form further describes that the proposal is for a 3 tenant HMO all on one lease with no building works being undertaken as no structural changes are proposed. The dwelling is currently in use as a dwelling for the applicant's son.

Consultations & Notification Responses

Residents - No comments received.

Fallowfield Community Guardians - Objection. Comments:

Many members of our group are long term residents and we have seen our area change drastically over the last two decades.

Landlords have bought up many of the family homes in large areas of south Manchester to accommodate the rising numbers of University students for both University of Manchester and MMU. Many students choose to live off campus and as a result thousands of students now live in our residential streets.

Small family homes have been extended to accommodate as many students as possible.

Individuals living together do not function like a family. They often cook separately and create excess waste leading to messy bins and untidy amenity space.

Students often socialise at completely different hours.

When streets become excessively dominated by HMOs, they become attractive to burglars and other criminals. There has been very recent media coverage on BBC & ITV news, local newspapers about burglars who target streets with a very high density of students, e.g. <https://www.manchestereveningnews.co.uk/news/greater-manchester-news/postcode-hundreds-burglaries-happen-94-15689166>.

Permanent residents often feel isolated in streets which become dominated by students. Allowing a change of use would further isolate remaining long term residents and be harmful to the area.

There are many HMO properties on Kingswood Road which stand out as untidy and contribute to the problems that the high density of students are known to cause in this area. Attached is a photograph taken in the past few days which shows a row of bins and rubbish outside former family homes on Kingswood Road, once village shops and family residences.

The current online HMO register shows that there at least 15 HMOs on Kingswood Road.

Community Guardians and other residents groups in our area were delighted when Manchester City Council adopted Article 4 Direction to help protect against the loss of further family homes. Every additional home lost to an HMO further tips the balance. These small family homes are ideal for first time home owners with the added bonus of Platt Fields Park very close by. It is essential that all family homes are kept and that more HMOs are returned to C3 use for a sustainable neighbourhood.

Some of our residents live on streets which have seen the conversion of an HMO back into a family home. Each house regained as a family house has felt a huge victory and has made a difference to the residents that live here long term. Every family home is valued.

The balance of HMOs has tipped too far

There is an urgent need for more family homes to encourage the return of houses in this area to family homes to help create a much more balanced and sustainable neighbourhood of choice, planning policy SP1.

SEFRG - Objection. Comments:

Highway Services - Comments:

Environmental Health - Comments:

Issues

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and

owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation:

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

19 Kingswood Road, Manchester, M14 6RZ
23 Kingswood Road, Manchester, M14 6RZ
21 Kingswood Road, Manchester, M14 6RZ

Appendix 2 – Planning constraints

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