PLANNING AND
BUILDING CONTROL
17 APR 2012

Mr D Johnson
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Manchester
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Tel: 0777 2 707 262

Thursday 29th March 2012

RE: 148, PLATT LANE, RUSHOLME, MANCHESTER. M14 7PY

Dear Sir/Madam

Please find enclosed my application for planning permission and associated floor plans. My application is for change of use from 2x flats into a 5 bedroom HMO (C4.)

The property is a large 3 storey end of terraced house, located on the corner of Platt Lane and Heald Place. The house is on a main road and overlooks Platt Fields Park. The property was converted into a 2 bed and 1 bed flat many years ago. The layout of the flats is poor and the property is in need of renovation both internally and externally.

I have sought the advice of a planning consultant and am aware of the current planning policy regarding Houses in Multiple Occupation. We feel that this application is not contrary to The Core Strategy policy H11 as the supply of family housing will not be reduced. It's current use as flats is not suitable for family living.

If planning permission is granted we would fully renovate and modernise the property. This would significantly improve the internal layout, making it more like a house rather than its current use as 2 self contained flats. The external appearance would also be greatly improved, to include: new UPVC windows and doors, slate re-roof, new gutters, paving and painting.

If you require any further information please do not hesitate to contact me.

Yours Sincerely

D Johnson

Mr David Johnson