



Planning Statement

Retrospective Change of use from a Dwellinghouse (Use Class C3 (a)) to a Guest House (Use Class C1).

31 Milverton Road, Manchester. M14 5PJ.

October 2025

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1. Introduction

1.1 Purpose of the Statement

The purpose of this statement is to support a retrospective planning application to change the use of a dwellinghouse (Use Class C3 (a)) to a guest house (Use Class C1).

1.2 Authorship

This report has been prepared by Chris Smyton BSc (Hons) MA, MRTPI.

2. Site and Context

2.1 Site and Surroundings

The application site, No. 31 Milverton Road, is a large terraced property in a residential area. It was formerly a 7-bed dwellinghouse prior to being converted to a 7-bed guest house on 17th April 2016. No external alterations have been made to the property.

The property benefits from three bedrooms (one with en-suite), a kitchen and dining room, a shared bathroom and a shared WC on the ground floor, and four bedrooms and a shared bathroom on the first floor. The dwelling has a front forecourt enclosed by a low brick wall, and a small rear garden enclosed by brick walls.

None of the properties on Milverton Road have on-site parking, however there is unrestricted vehicle parking available on Milverton Road and neighbouring streets.

Figure 1. Site Location Plan

Birchfields Guesthouse, 31 Milverton Road, Manchester M14 5PJ



Plan Produced for: Planning purposes
 Date Produced: 21 Aug 2023
 Plan Reference Number: TORQM2545511054032
 Scale: 1:500 @ A4

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Figure 2. Photographs of the Application Site, Google Earth/ Street View



2.2 Planning History

None.

3. Details of the Application

The applicant seeks retrospective planning permission to change the use of a dwellinghouse (Use Class C3 (a)) to a guest house (Use Class C1). No external alterations have been made to the property.

A cycle store for four bicycles and a bin store will be provided in the rear garden.

The property is frequently used by Manchester City Council and Stockport Homes for short stay emergency accommodation.

Figure 3. Proposed site plan

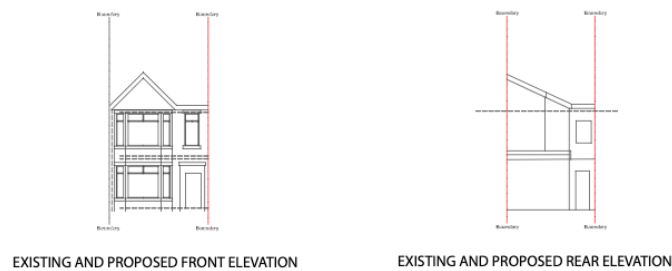


Figure 4: Existing Plans and Proposed Floorplans



Site: 31 Milverton Road, Victoria Park, Manchester, M14 5PJ
Scale 1:100 - A4

Figure 5: Existing and Proposed Elevations



Existing and proposed elevations
Site: 31 Milverton Road, Victoria Park, Manchester, M14 5PJ
Scale 1:200 - A4

4. Planning Policy and Guidance

4.1 National Planning Policy

The NPPF sets out the government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide development in a sustainable manner. The NPPF must be taken into account in preparing the development plan and it is a material consideration in planning decisions.

The following chapters of the NPPF are relevant to this application.

- Chapter 2 Achieving Sustainable Development
- Chapter 8 Promoting Healthy and Safe Communities
- Chapter 9 Promoting Sustainable Transport
- Chapter 12 Achieving Well-Designed and Beautiful Places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and Enhancing the Natural Environment

National Planning Policy Framework	Development Compliance
2. Achieving Sustainable Development	The application comprises sustainable development. It should be granted planning permission without delay.
8. Promoting Healthy and Safe Communities	The site has operated as a guest house for 9 years. It has had an acceptable impact on public safety.
9. Promoting sustainable transport	The application site is easily accessible by walking, cycling and public transport. Cycle parking for four bicycles will be provided in the garden. This exceeds the Council's adopted Parking Standards in Appendix B of the Manchester Core Strategy.

	It should not be prevented or refused on highways grounds as there would not be an unacceptable impact on highway safety, and the residual cumulative impacts on the road network would not be severe.
12.Achieving Well-Designed and Beautiful Places	No external alterations have been made to the property. The guest house welcomes assistance dogs and provides a temporary access ramp if required by those with mobility problems. It is also purposely painted in a neuro diverse colour scheme to provide a calming environment, reduce sensory overstimulation and promote well-being for neurodivergent individuals.
14.Meeting the Challenge of Climate Change, Flooding and Coastal Change	Environment Agency records show that the site is in Flood Zone 1 with a low probability of flooding from rivers and an area at very low risk of surface water flooding.
15.Conserving and Enhancing the Natural Environment	The development has had no impact on habitats and biodiversity.

4.2 Local Policy and Guidance

The Manchester Local Plan (development plan) guides development in Manchester. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The elements of the Manchester Local Plan that are pertinent to this application include the following:

- Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (Adopted in 2024)

- [Core Strategy](#) (Adopted 11th July 2012): the key document in the Local Plan. This must be read alongside the [Addendum to Manchester Core Strategy 2024](#).
- [Interactive Proposals Map](#): showing the Core Strategy and the extant (remaining) Unitary Development Plan policies.
- [Extant \(remaining\) Unitary Development Plan policies](#): policies that were not replaced by the Core Strategy.

Supplementary Planning Documents (SPDs) add further detail to the policies in the Local Plan. Manchester City Council's following SPD is therefore also pertinent to the application:

- [Guide to Development in Manchester](#) (Adopted 8th April 1998): supplementary planning document and guidance.

The relevant Local Plan policies and guidance for this development are outlined below, with the corresponding tables summarising how the scheme complies with each.

Places for Everyone Joint Development Plan

[Places for Everyone Joint Development Plan Document Policies](#)

- Policy JP-S4: Flood Risk and the Water Environment
- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P1: Sustainable Places
- Policy JP-C6: Walking and Cycling
- Policy JP-C8: Transport Requirements of New Development

Places for Everyone	Application Details
Policy JP-S4: Flood Risk and the Water Environment	Environment Agency records show that the site is in Flood Zone 1 with a low probability of flooding from rivers and an area at very low risk of surface water flooding.
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity	The biodiversity gain condition imposed by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) does not apply in this case as the application is retrospective. In any case, the development will have no impact on biodiversity and is subject to the de minimis

	exemption.
Policy JP-P1: Sustainable Places	The development responds to the criteria of the Policy, where relevant. It would be: • Socially inclusive. • Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained. • Make efficient use of land. • Supported by critical infrastructure. • Well connected to other places by public transport. • Well-served by local shops, services and amenities.
Policy JP-C6: Walking and Cycling	Cycle parking for four bicycles will be provided in the garden. This exceeds Manchester City Council's adopted Parking Standards in Appendix B of the Manchester Core Strategy.
Policy JP-C8: Transport Requirements of New Development	The application site is easily accessible by walking, cycling and public transport. Cycle parking for four bicycles will be provided in the garden. This exceeds the Council's adopted Parking Standards in Appendix B of the Manchester Core Strategy. The development will be capable of being accessed and serviced in a safe manner.

Core Strategy Development Plan Document and Addendum to Core Strategy, and Extant Unitary Development Plan Policies

Core Strategy Policies

- Policy SP 1, Spatial principles
- Policy CC 5, Transport
- Policy T 1, Sustainable Transport
- Policy T 2, Accessible areas of opportunity and need
- Policy EN 9, Green Infrastructure
- Policy EN 14, Flood Risk
- Policy EN 15, Biodiversity and Geological Conservation
- Policy EN 16, Air Quality
- Policy EN 19, Waste
- Policy H-1, Overall Housing Provision
- Policy DM 1, Development Management

Extant Unitary Development Plan Policies

- Policy DC4, Bed & Breakfast Establishments (Class C1)
- DC4.1
- DC4.2
- DC4.3
- DC4.4
- Policy DC26.1, Development and Noise
- Policy DC26.2

Core Strategy Development Plan Document/ Addendum to Core Strategy	Development Compliance
Policy SP 1, Spatial Principles	The guest house has existed since 2016. It: ● Safeguards the character of the area. ● Considers the needs of all members of the community.

	• Boosts the visitor economy by attracting short term stays for events, tourism, students and visiting families. • Buys from local suppliers and channels additional footfall into nearby shops and eateries, contributing to the viability of Rusholme and Longsight District Centres. • Generates local employment. • Utilises an existing building. • Has created 3 jobs (2 part-time cleaners and 1 part-time manager). All live locally to the guest house. The application site is easily accessible by walking, cycling and public transport.
Policy CC 5, Transport	The guest house has existed since 2016. Adequate on-street car parking is available on Milverton Road and neighbouring streets. This has proven to be satisfactory and is characteristic of the area. The application site is easily accessible by walking, cycling and public transport. Cycle parking for four bicycles will be provided in the garden. This exceeds the Council's adopted Parking Standards in Appendix B of the Manchester Core Strategy.
Policy T 1, Sustainable Transport	Cycle parking for four bicycles will be provided in the garden. This exceeds the Council's adopted Parking Standards in Appendix B of the Manchester Core Strategy.
Policy T 2,	The guest house has good access to the City's main

Accessible areas of Opportunity and Need	economic drivers, and the application site is easily accessible by walking, cycling and public transport.
Policy EN 9, Green Infrastructure	The development has had no impact on existing green infrastructure. No on-site landscaping has (or will be) affected by the development.
Policy EN 14, Flood Risk	Environment Agency records show that the site is in Flood Zone 1 with a low probability of flooding from rivers and an area at very low risk of surface water flooding.
Policy EN 16, Air Quality	The application seeks retrospective planning permission to change the use of a dwellinghouse to a guest house. It will have no material impact on air quality.
Policy EN 19, Waste	The guest house has existed since 2016. Waste bins are currently stored in the forecourt to the front of the property for collection, as with other terraced properties in the street.
Policy H-1, Overall Housing Provision	This policy is not applicable to the development. It relates to the delivery of new houses and does not oppose the change of use of existing houses.
Policy DM 1, Development Management	The guest house has existed since 2016. It: • Has regard to the character of the area. • Has had no material effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, community safety, road safety or traffic generation. • Benefits from high levels of connectivity in respect of public transport. • Has not led to an increase in crime. • The internal accommodation is of good quality, and external amenity space is provided.

	• Makes satisfactory provisions for dealing with on-site waste. • Has had no impact on flood risk or drainage. • Has had no impact on biodiversity, landscape, archaeological or built heritage. The guest house welcomes assistance dogs and provides a temporary access ramp if required by those with mobility problems. It is also purposely painted in a neuro diverse colour scheme to provide a calming environment, reduce sensory overstimulation and promote well-being for neurodivergent individuals. However, it is accommodated within an existing terraced property constrained by its historic form. The restricted plot width, stepped street-level entrance and the building's internal configuration render the installation of step-free access and wheelchair compliant circulation routes unachievable without extensive and disproportionate structural interventions. These would endanger the property's structural integrity, compromise its character and be disproportionate when weighed against the modest scale of the proposal. Approved Document M of the Building Regulations mandates reasonable provision for access for disabled persons but recognises that full compliance can be impracticable for existing buildings undergoing a change of use. The standard of provision must be appropriate to the nature and context of the site.
Extant Unitary Development Plan Policies	Development Compliance
Policy DC4, Bed & Breakfast establishments (Class C1)	This policy is not applicable to the development. It relates to bed and breakfast establishments within Use Class C1 and not guest houses.
DC4.1 – DC4.4 (inclusive)	These policies are not applicable to the development. They relate to bed and breakfast establishments within Use Class C1 and not guest houses.

Policy DC26.1, Development and Noise	The guest house is not a generator of noise, and it is not exposed to existing noise sources which are outside planning control.
Policy DC26.2	The guest house is not in a location which exposes it to high noise levels from existing uses or operations.

Supplementary Planning documents/ Guidance

[Supplementary Planning Documents/ Guidance](#)

- Guide to Development in Manchester SPD

SPD	Development Compliance
Guide to Development in Manchester SPD	• The development helps to sustain local facilities. • Suitable vehicular access and parking already exists and will not change. • A bin store will be provided in the rear garden. • The development has had no impact on biodiversity. • The development promotes a safe environment. • The development provides satisfactory accommodation, of good quality. All rooms benefit from natural light and ventilation. The guest house welcomes assistance dogs and provides a temporary access ramp if required by those with mobility problems. It is also purposely painted in a neuro diverse colour scheme to provide a calming environment, reduce sensory overstimulation and promote well-being for neurodivergent individuals. However, it is accommodated within an existing terraced property constrained by its historic form. The restricted plot width, stepped street-level entrance and the building's internal configuration render the installation

	of step-free access and wheelchair compliant circulation routes unachievable without extensive and disproportionate structural interventions. These would endanger the property's structural integrity, compromise its character and be disproportionate when weighed against the modest scale of the proposal. Approved Document M of the Building Regulations mandates reasonable provision for access for disabled persons but recognises that full compliance can be impracticable for existing buildings undergoing a change of use. The standard of provision must be appropriate to the nature and context of the site.
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5. The Development

5.1 Housing Supply

There are no policies in the Manchester Local Plan that seek to prevent the conversion of dwellings to alternative uses based on housing supply. Policy H-1 'Overall Housing Provision' relates to the delivery of new houses and does not oppose the change of use of existing houses. The Council's latest 'Five Year Housing Land Supply Statement, Base Date 1 April 2024' shows that the five-year land supply position in Manchester over the period 1 April 2024 to 31 March 2029 is 6.2 years. This meets the requirement in paragraph 78 of the NPPF for the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing (with appropriate buffer). The approved conversion of this single dwelling to Use Class C1 will have no material impact on the Council's housing supply. Moreover, the property offers temporary housing accommodation for persons without a permanent place of residence. For example, it is regularly used by Manchester City Council and Stockport Homes for short stay emergency accommodation.

5.2 Character and Appearance

No external alterations have been made to the property. The development has had no material impact on the character or appearance of the area, and outwardly the building retains the appearance of a residential home that is not readily identifiable as a guest house. It has certainly not resulted in a level of intensification in the use of the site that has impacted materially on the character of the area or given rise to concerns from a planning point of view. The prevailing character of the property has not changed with guests using it in a similar way to a dwellinghouse.

5.3 Surrounding Residential Amenity

Milverton Road is busy with a significant level of activity. Any 'comings and goings' associated with the guest house are not noticeable and are subsumed by the general activity in the area. Furthermore, there is no limit on the size of a 'family' that can occupy a dwellinghouse. No. 31 Milverton Road is a large property, and this could therefore bring with it considerable activity. Whilst there might be identifiable differences between the proposed and existing uses these are not easily measurable or quantifiable against the flexible characteristics and impacts of a large dwellinghouse, and the guest house has not had a materially different impact on surrounding residential amenity. It is not a noisy operation and it has not given rise to unreasonable levels of noise and disturbance.

5.4 Highway Safety and Parking

On-street car parking is available on Milverton Road and neighbouring streets which has proven to be adequate and is characteristic of the area. Guests are required to book accommodation in advance via on-line booking platforms, and transport movements and parking demand associated with the guest house are not materially different to that which could occur if it was a large family home.

The property benefits from high levels of connectivity in respect of public transport, and most guests do not use vehicles. For example, the property is regularly used by Manchester City Council and Stockport Homes for short stay emergency accommodation when guests do not have cars. Oxford Road university corridor, Manchester city centre and Rusholme and Longsight District Centres are within easy walking distance, and nearby major roads feature off-road cycle paths. Several frequent bus services run along Oxford Road and Wilmslow Road that connect to the city centre, universities and South Manchester. The nearest Metrolink stops are Chorlton, Stretford or Brooklands, and trams run frequently (every 5–10 minutes during peak times) across the city centre to destinations including Altrincham, East Didsbury, Bury and Manchester Airport. It is also possible to connect via bus directly to central city Metrolink stops including Deansgate-Castlefield and St Peter's Square.

Cycle parking for four bicycles will be provided in the garden. This exceeds the Council's adopted Parking Standards in Appendix B of the Manchester Core Strategy.

5.5 Waste

Waste bins are currently stored in the forecourt to the front of the property for collection, as with other terraced properties in the street.

5.6 Biodiversity

The biodiversity gain condition imposed by [Schedule 7A of the Town and Country Planning Act 1990 \(inserted by the Environment Act 2021\)](#) does not apply in this case as the application is retrospective. In any case, the development will have no impact on biodiversity and is subject to the de minimis exemption.

5.7 Flood Risk

Environment Agency records show that the site is in Flood Zone 1 with a low probability of flooding from rivers and in an area at very low risk of surface water flooding.

6. Conclusion

6.1 Consideration of the Scheme

The guest house has been operational since 17th April 2016, and to the applicant's knowledge there have been no neighbour complaints about its impact on the character and appearance of the area, surrounding residential amenity or highway safety and parking for over 9 years. This demonstrates that it is acceptable and raises no planning issues of concern.

The NPPF provides for a presumption in favour of sustainable development. Since the application conforms to both local and national planning policies and guidance, and it comprises sustainable development, it should be supported and welcomed by the local planning authority. Planning permission should be granted without delay.

Paragraph 39 of the NPPF requires that local planning authorities approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. If the LPA identifies any areas of concern with the application, notwithstanding this submission, it is requested that these are raised with the applicant prior to a formal decision on the application being made. This will give the applicant the opportunity to respond to them, and if necessary to amend the proposal.

7. Contact



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