



Memorandum

To Holly Wright

From Laura Wareing

Date 2 June 2025

Subject **142921/FO/2025**

Change of use from dwellinghouse (C3 use) to 6-bed House of Multiple Occupation (C4) and erection of 2-storey side and single storey rear extension.

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT

The site is located adjacent to the adopted highway of Cricklewood Road to the east.

HIGHWAYS RESPONSE

EXTENSION:

- o The proposed single storey rear extension and 2-storey side extension extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

TRIP GENERATION AND JUNCTION CAPACITY:

- o The property will be converted from a 3-bedroom dwelling to a 6-bedroom HMO.
- o In comparison to the former use, the level of trips generated is not anticipated to be dissimilar.
- o It is noted that Cricklewood Road has existing on-street parking in place due to a number of existing dwellings.

SITE ACCESSIBILITY:

- o The site is well accessed by sustainable modes.
- o Regular bus services and Metrolink services are available within walking distance of the site.

PARKING AND ACCESS:

- o There is no on-site car parking associated with the development.
- o It is noted that the property could accommodate 6 residents and therefore the limited car parking could contribute to the level of vehicles parked on-street.

CYCLE PARKING:

- o 100% cycle parking provision - acceptable to Highways.

REFUSE AND SERVICING:

- o A refuse store is noted in the curtilage of the site.
- o Kerbside collection is noted from Cricklewood Road as per the existing arrangements.
- o Acceptable in principle

SUGGESTED CONDITIONS:

Cycle Parking

Highways Reference: 17120/FU/2025