50 Richmond Grove, Manchester M13 0DP

Planning Application for the proposed alterations to the existing layout and addition of light wells to improve the existing 9-Bed HMO

Figure 1. Front Elevation (HAD&Co, 2024)

1.1- This planning statement has been written to support the revised planning application for the **9-bed HMO property at 50 Richmond Grove, Manchester M13 0DP.**

1.2- It will briefly discuss the proposed changes and assess these against the relevant planning policies, legislation and guidance supplied by the National Planning Policies Framework (NPPF) and the Local Planning Authority (LPA): Manchester City Council.

1.3- 50 Richmond Grove is located in a suburban residential area to the south east of Manchester Royal Infirmary and Manchester Children's Hospital. It lies within close proximity of retail, garages, offices, churches, education facilities and other residential HMO's. The proposed accommodation seeks to house professionals such as healthcare workers from the aforementioned hospitals.

1.4- The changes proposed have been designed to make use of the existing structure in a comparable way to its use as a 9-bed HMO but with an improved layout for the comfort of the proposed residents. It is hoped that this document can justify why this should be allowed and granted planning permission due to what the proposal can provide to the local community, how it will continue to contribute to the housing supply, and other policies that it meets and its use of an existing structure.

Figure 2: Location plan showing site – (Google maps satellite view, accessed 2024)

Previous Applications:

139663/LE/2024- Use of property as a Large House in Multiple Occupation for 7 to 9 tenants (Sui Generis. -*Approved*

140678/FO/2024- Conversion of property from 9-bedroom HMO (sui generis) to 12-bedroom HMO (sui generis) with associated elevational alterations. -*Refused*

24/02852/REF- Appeal against Refusal of Application: Conversion of property from 9-bedroom HMO (sui generis) to 12-bedroom HMO (sui generis) with associated elevational alterations. - *Dismissed*

The main issues;

a) the effect of the proposal on highway safety and living conditions with regard to off street parking;

b) the effect of the proposal on the character of the area and living conditions of neighbouring occupiers with regard to noise and disturbance, waste generation, demand for on-street parking and the formation of sustainable communities; and

c) the effect of the proposal on the character and appearance of the area with regard to the storage of waste and recycling.

Following the dismissal of Appeal Ref: APP/B4215/W/24/3355866 The reasons for the previous refusal have been considered and addressed in the updated proposal.

2.1 Proposal

2.2 The 3-storey end-terrace period property will remain as a 9 Bed HMO maintaining shared communal living spaces, bathrooms, and kitchen facilities.

2.3 No external extensions are required as the conversion will focus on optimizing the existing internal layout and converting the basement to accommodate HMO bedrooms.

2.4 Adequate private parking, secure bike storage, and bin storage will be provided in the external areas of the site.

2.5 The property consists of four stories: a basement, ground floor, first floor and a converted loft space acts as a second floor. The property is to undergo internal changes to accommodate larger single-let bedrooms for the 9-person HMO each with its own ensuite, all designed to meet the national described room space standards. Each bedroom will be configured to ensure sufficient space, natural light, and ventilation, providing a high-quality living environment for the residents.

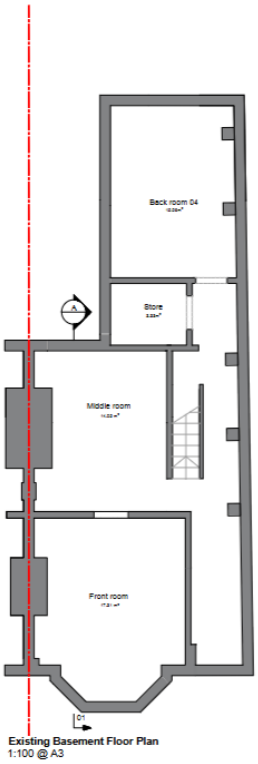

Figure 3: Existing basement floor plan – HAD&Co 2024

2.6 The existing basement consists of a back room measuring 15.06m², a middle room of 14.05m², a front room of 17.31m², and a small storeroom of 3.33m². This basement area is primarily used for storage and ancillary purposes, lacking the necessary facilities to serve as functional living space.

2.7 The existing layout underutilizes the available space, which could otherwise contribute significantly to the property's capability and quality of space.

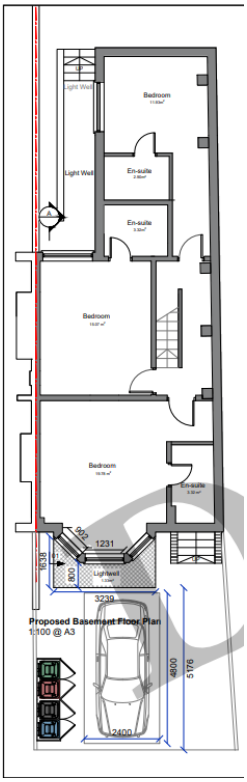

Figure 4: Proposed basement floor plan – HAD&Co 2025

2.8 Under the proposed plan, the basement will be transformed to provide additional functional bedroom space. This includes creating Bedroom 01 (19.78m²) and Bedroom 02 (15.07m²) and Bedroom 03 (11.93m²), each with ensuite bathrooms.

2.9 By converting the basement into habitable space, the property’s usability is significantly enhanced, providing a more efficient and practical living arrangement for tenants with preferrable larger bedrooms and their corresponding private ensuites.

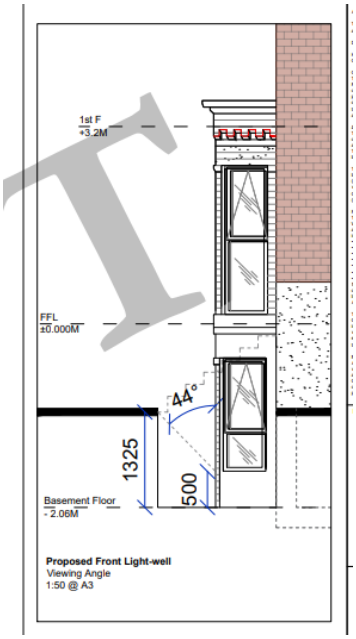

Figure 5: Proposed basement front lightwell – HAD&Co 2025

2.10 The proposed 3 bay window to the front basement room will amount to a total window area of 5.72m², making it 28.9% of the floor area, and provides a Daylight Factor of 2.77 which exceeds the 1% minimum guidance for bedrooms.

2.11 The proposed lightwell will allow adequate natural light to reach the front basement room and is 5.176m from the edge of the driveway allowing room for a standard parking space of 2.4m x 4.8m to the front of the property without encroaching onto the Highway.

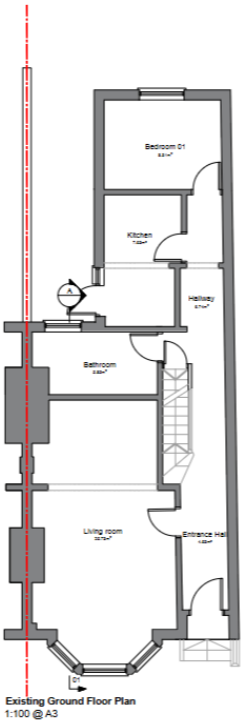

Figure 6: Existing ground floor plan – HAD&Co 2024

2.12 The existing ground floor layout includes an entrance hall measuring 4.63m², a spacious living room of 25.73m², a bedroom of 8.31m², a small kitchen of 7.63m², and a shared bathroom of 5.85m².

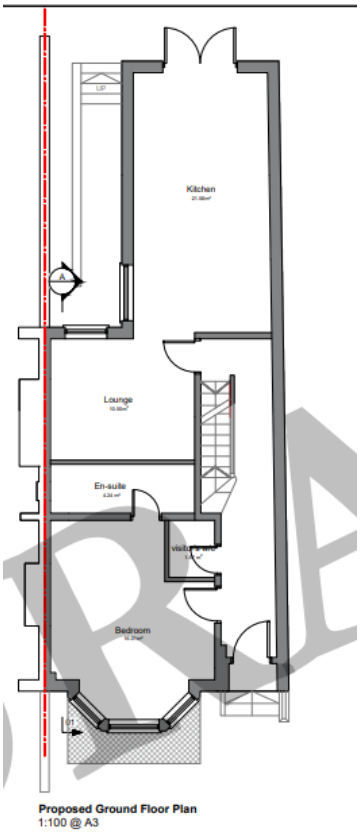

Figure 7: Proposed ground floor plan – HAD&Co 2025

2.13 In the proposed reconfiguration, the ground floor will be redesigned to better utilize and simplify the space and communal areas.

2.14 The existing living room will be converted into Bedroom 04, measuring 16.01m² and featuring an ensuite bathroom to enhance tenant privacy and comfort.

2.15 The kitchen will be expanded to 21.56m², which exceeds the minimum requirement of 16.7m², allowing it to cater effectively to the 9 residents. It will also provide access to the rear garden area.

2.16 A new living/dining area of 10.50m² will be created, ensuring a comfortable communal space for socializing and dining. This new layout is designed to maximize space efficiency and provide a more practical and enjoyable living environment for all tenants.

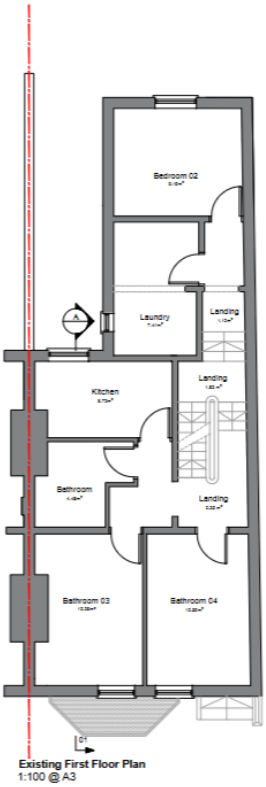

Figure 8: Existing first floor plan – HAD&Co 2024

2.17 The existing first floor comprises three bedrooms (bed 2 = 9.19m², bed 3 = 10.26m², bed 4 = 10.30m²), a small kitchen (6.27m²), a shared bathroom (4.48m²), a laundry room (7.41m²), and hallways/landings totalling approximately 7.68m².

2.18 This configuration, although functional, does not make the best use of the available space to maximize the space of bedrooms and communal areas needed for a larger HMO. The changes proposed make the first floor capable of accommodating 2 large bedrooms both over 15m² (bed 5 = 15.20m², and bed 6 = 18.01m²) with ensuites, and a dressing room (15.09m²) for another bedroom located at the attic level incorporating a private stair to the respective sleeping area (bed 8).

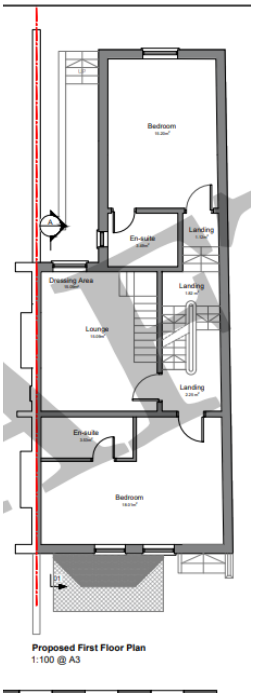

Figure 9: Proposed first floor plan – HAD&Co 2025

2.19 The existing second floor in the roof space includes bedrooms 05 (9.90m²), 06 (7.38m²), 07 (9.77m²), 08 (11.00m²) and 09 (9.55m2), along with a shared WC (2.25m²).

2.20 Although currently configured with these bedrooms, the layout does not fully optimize the space for the 9 person occupancy. The floor plan has potential for reconfiguration to make more equally sized rooms throughout the property with more natural daylight availability and individual ensuites per bedroom, thus better supporting the 9 residents and enhancing overall functionality. The proposal therefore offers the final 2 bedrooms: bed 7 at 15.20m² and bed 9 at 18.01m². The sleeping space for bed 8 is also situated on this level (however is accessed from first floor level via its own private stair) which measures 9.40m² and each have their own ensuite bathrooms accessed from the bedroom spaces.

3. **Key points in the updated proposal are as follows:**

3.1 Reduction in Intensity of Use

- The previous proposal sought to increase occupancy from 9 to 12 tenants.
- In this revised application, we propose a retain the 9-bedroom 9-person HMO, which aligns with the original lawful use.
- This significantly reduces potential pressure on local services, parking, and amenities compared to the previous proposal, and addresses concerns about over-intensification of the property.

3.2. Improved Highway Safety and Parking Provision

- The basement lightwell at the front of the property, previously cited as restricting usable parking space, will now be significantly reduced in size whilst still maintaining access to daylight and escape routes.
- This allows for a full-sized off-road parking space to be provided without obstruction to the footway, preventing overhangs and ensuring pedestrian safety — particularly important for children and vulnerable road users.
- The revised parking arrangement ensures compliance with Policies SP1 and DM1 of the Manchester Core Strategy, which seek to maintain safe and accessible streetscapes.

3.3 Enhanced Living Conditions and Energy Efficiency

- The property will undergo a full renovation, including:
    - A full electrical rewire and plumbing renewal;
    - New kitchen and bathrooms;
    - Upgraded windows and insulation throughout, to achieve an EPC rating of C or better;
    - Creation of en-suite rooms to improve individual private living standards and reduce internal noise and disturbance.
- These upgrades represent a major enhancement of housing quality and options in the area.

3.4 Positive Contribution to the Community and Sustainable Tenancies

- Unlike the previous use as a student property, the upgraded accommodation is now aimed at professionals, particularly healthcare workers employed at the nearby Manchester Royal Infirmary.
- Professional tenants are more likely to establish longer-term residency, fostering stronger community links and reducing the risk of anti-social behaviour associated with large, transient student groups.

3.5 Waste and Recycling Management

- Adequate and discreet waste and recycling storage has been planned, with a formal bin storage area proposed near the front boundary to prevent visual clutter and ensure ease of collection.
- This addresses previous concerns about the impact of waste storage on the character of the area and meets the requirements set out in Policies SP1 and DM1.

3.6 Alignment with Policy Objectives

- The proposed development supports Manchester's wider goals of:
    - Improving the quality and sustainability of housing stock;
    - Encouraging sustainable transport modes (given the proximity to public transport);
    - Delivering high-quality accommodation without undue pressure on local infrastructure.

4. Site:

4.1 In support of this application a detailed Travel Plan has been produced to demonstrate the proposed arrangement and methods of travel for future occupants including details on parking availability. Furthermore, it will demonstrate sustainable travel methods available within the site that residents can make use of by encouraging the substitution of cars.

4.2 In summary, 50 Richmond Grove sits well with the A5184, A6 and the A34 roads that connect to the city centre of Manchester, thus demonstrating that the site sits well with main roads as well as local roads that carry high levels of traffic indicating that multiple types of transport options that are available to be used by future HMO residents of the property. The property has an ease of access to some small nearby green spaces that can be used for recreational activities, in addition to some leisure facilities such as: Ardwick Sports Hall to the North, Wonderland Park, Swinton Grove Park and Victoria Baths.

4.3 The site is easily legible and provides ease of pedestrian movement through its residential street arrangement allowing the local community to easily access nearby services at short walking distances.

4.4 The proposal is also allocated within an adequate travel network that will enable residents of the HMO property to make use of sustainable transport methods to access local and other services. Potential problems with over-spill parking will also be alleviated with the encouragement of sustainable transport (see Travel Plan).

5. National and Local Planning Policies:

To develop the HMO (House in Multiple Occupation) at 50 Richmond Grove, Manchester M13 0DP, specific planning policies and HMO rules must be followed. Below is a comprehensive outline of these policies and rules:

5.1 National Planning Policy Framework (NPPF)

11.1.1 Sustainable Development: Promote high quality of life and healthy communities.

11.1.2 Good Design: Respect local context and character.

5.2 Manchester Local Plan

5.2.1 Policy DM1 - Development Management:

Positive impact on health, safety, and amenity.

Respect neighbourhood character and appearance.

Ensure adequate daylight, sunlight, and privacy.

5.2.2 Policy H1 - Housing:

Support a mix of housing types, including HMOs.

Promote balanced and sustainable communities.

5.2.3 Policy H11 - Houses in Multiple Occupation:

Avoid over-concentration of HMOs.

Provide adequate internal space and amenities.

5.2.4 Policy EN1 - Design Principles and Strategic Development:

High standards of design.

Enhance environmental quality and integrate with the existing built environment.

5.3 Supplementary Planning Documents (SPDs)

5.3.1 Guide to Development in Manchester SPD:

Detailed design, layout, and quality standards.

Focus on sustainable construction and energy efficiency.

5.4 House Extension and Modifications

5.4.1 Permitted Development Rights:

5.4.2 Building Regulations:

Compliance for structural integrity, fire safety, insulation, and accessibility.

5.4.3 Neighbour Consultation:

Engage with local residents to address concerns.

5.5 HMO-Specific Rules

5.5.1 Licensing:

Obtain an HMO license from Manchester City Council.

Ensure property meets council standards.

5.5.2 Space Standards:

Minimum size requirements for bedrooms and communal living space.

5.5.3 Fire Safety:

Install appropriate fire detection and alarm systems.

Provide fire-resistant doors and safe escape routes.

5.5.4 Health and Safety:

Maintain property free from hazards under the Housing Health and Safety Rating System (HHSRS).

Ensure good hygiene and sanitation facilities.

5.5.5 Management Standards:

Effective property management.

Maintain cleanliness and repair in communal areas.

5.5.6 Amenity Standards:

Sufficient kitchen, bathroom, and toilet facilities.

Proper waste disposal and recycling facilities.

By adhering to these policies and regulations, the development at 50 Richmond Manchester City Council meets local and national planning requirements and can be supported by the LPA.

6. Conclusion

6.1 This revised application has been carefully designed to address the concerns raised in the previous refusal and subsequent dismissed appeal. By addressing the previously raised issues, the proposal for 50 Richmond Grove offers a high-quality, sustainable residential property that will positively contribute to the Richmond Grove area.

6.2 In relation to the surrounding area and the previous planning approvals gained, this proposal does not exceed in terms of scale, change of use or impact on the area than some of the others that have been approved and permission should therefore be granted by the council. This is especially pertinent as the proposal retain its allocation as an affordable housing option to an area close to the city centre that is so well connected to employment opportunities and the health and medical facilities for the professionals working there close by.

6.3 The exterior of the property will not change on any elevation, with the only external feature to noticeably change would be an upgrade of windows to facilitate the proposed light-well to the front. While there is no discerning street scene around the property, this means that the property will remain in keeping with its current appearance.

6.4 The HMO requirements set by the National Space Standards and local council are effectively met with the associated HMO rooms measuring greater than the 10.2m² minimum, and the scheme provides more than adequate shared communal kitchen and living spaces.

6.5 Overall, the proposal of the internal changes and lightwell creation for the existing 9-bed HMO at 50 Richmond Grove demonstrates compliance with the relevant policies of the NPPF and Manchester City Council's Policies which retains the existing use of the property (9-Bed HMO) whilst utilising and improving the internal layout for better living standards. The proposal makes use of an existing structure, and contributes positively to the local housing market as the property will remain adaptable and suitable for long-term use.

6.6 The proposed changes will bring lasting benefits to future residents, neighbours, and the wider community by limiting occupancy, improving off-street parking provision, enhancing living standards, and targeting professional tenants.