

Planning Department
Manchester City Council
Town Hall
Manchester, M60 2LA

Planning Application for Change of Use – 1 Stanley Road, Whalley Range, Manchester, M16 8HT

Dear Planning Officer,

We are writing to formally submit a planning application for the change of use of our property at 1 Stanley Road, Whalley Range, M16 8HT, from a C3 residential dwelling (single household) to a C4 House in Multiple Occupation (HMO) for up to four residents.

Background & Purpose of Application

My husband and I jointly own this property and are currently on a temporary work contract abroad for two years. During this period, we are exploring options to rent out our home in a way that ensures it remains well-maintained while also meeting local housing demand.

The property is in excellent condition as my husband is a highly skilled joiner, and we have invested significantly in its upkeep. We take great pride in maintaining the home to a high standard, ensuring it remains a desirable place to live. Given the strong demand for quality shared accommodation in the area, we believe that offering the property as an HMO is a practical and responsible solution.

To ensure full compliance with Manchester City Council's HMO regulations, we have engaged Reeds Rains Estate Agents to oversee the day-to-day management of the property, including tenant selection, maintenance, and compliance with safety and legal requirements.

Property Details & Proposed Changes

The property is well-suited for shared accommodation and requires no major structural alterations. It includes:

- Four bedrooms, each equipped with individual locks for privacy.
- A spacious living room and kitchen, providing ample communal space.
- Two bathrooms, ensuring adequate facilities for residents.
- A substantial garden and on-premises parking for two cars, with additional street parking available.

To meet HMO safety standards, we have already implemented or plan to implement the following measures:

- Installation of fire doors where required.
- Fire alarm and emergency lighting systems in compliance with regulations.
- Adequate waste disposal facilities in line with council guidelines.

Article 4 Compliance & Justification

We understand that Article 4 Direction applies in Whalley Range, requiring planning permission for the conversion of a single dwelling into an HMO. In line with the council's objectives, we have carefully considered how this proposal will:

- Prevent over-concentration of HMOs – The property will be responsibly managed, ensuring it remains a high-quality residence rather than contributing to housing imbalance.
- Preserve the residential character of the area – No external alterations will be made, and tenants will be carefully selected to maintain community harmony.
- Support housing demand – The property offers much-needed accommodation for professionals and students in Manchester.
- Ensure responsible tenancy management – With **Reeds Rains Estate Agents** overseeing the management, regular inspections will be conducted to ensure compliance with tenancy agreements, prevent noise disturbances, and maintain the overall upkeep of the property.

Local Area & Suitability for HMO Use

Whalley Range is a pleasant, well-maintained area that already attracts many young professionals who value its excellent transport links, green spaces, and local amenities. Our property is ideally located to serve this demographic, providing affordable and high-quality shared accommodation in a desirable location. Given the existing mix of housing types, we believe our proposal aligns well with the area's character and ongoing housing needs.

Conclusion

We are committed to ensuring that our property remains a well-maintained and well-managed part of the community while providing much-needed accommodation. We kindly request that the council considers this application favourably, as it aligns with the need for responsibly managed shared housing and complies with all local planning policies and regulations.

Please let us know if any further information is required. Thank you for your time and consideration. We look forward to your response.

Kind regards,

Ruth and Arash Shiravani