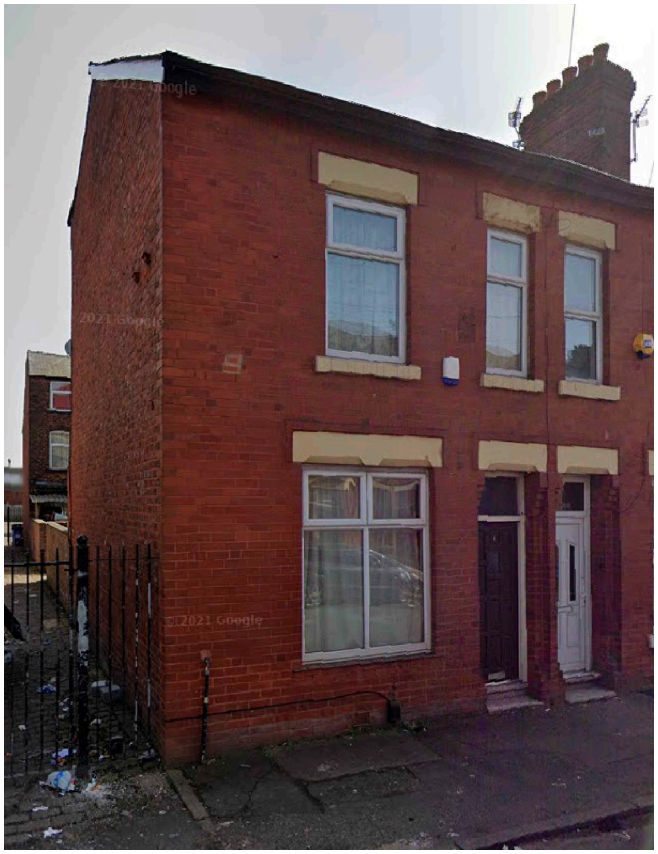
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Design, Access and Planning Statement

Change of Use from 3 bed Dwelling (C3) to 4 bed 4 person HMO (C4)



Above Image: Homz 2024

Site Location:	1 Chatsworth Road, Gorton, M18 7AF
Date:	12/08/2024
Planning Authority:	Manchester City Council

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Introduction

Homz (**The agent**) has been instructed by Solomon Aggrey **(The applicant)** to prepare and submit a planning application to the Manchester City Council (**the Planning Authority**) for the proposed Change of Use from 3 bed Dwelling (C3) to 4 bed 4 person HMO (C4) (**The proposal**) at 1 Chatsworth Road, Gorton, M18 7AF (**the Site Location**). In support of this application, the following Design and Access Statement is submitted to demonstrate the need for the proposal and evaluate its accordance with national and local policies.

Site Description

The site relates to a 3 bed end of terrace dwelling that lies at Chatsworth Road, which appears 2 storeys from the front and 3 storeys to the rear. The property lies in a largely residential character area, however, directly to the north are commercial uses including a superstore, petrol station, auto centre, restaurants and takeaways.

The site has access from the A57 Hyde Road, with bus stops 25m from the property. These provide services to The Trafford Centre every half an hour. Further, Belle Vue train station is 150m west of the property with northern services to Manchester Piccadilly and Marple.

The site does not lie in a Conservation Area or high risk flood zone.

Planning History

1, Chatsworth Road, Gorton GORTON SOUTH
Single storey rear extension and conversion of dwellinghouse into two self-contained flats
Ref: 034409
Approved: 05 Sep 1989

Proposed Development

The proposal is for the change of use of one of the existing 3 bed dwellings (C3 Use) to a 4 bed HMO (C4 Use). There would be no external changes as the proposal would be internal for the change of use only. There would be one bedroom on the ground floor, two on the first floor and one in the loft floor.

Relevant Planning Policy Considerations

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework (December 2023)

- Section 2 – Achieving sustainable development
- Section 4 – Decision Making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land

Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") 2012

- Policy DM1 Development Management
- Policy CC3 Housing
- Policy CC5 Transport
- Policy CC9 Design and Heritage
- Policy H1 Overall Housing Provision
- Policy H4 East Manchester
- Policy H11 Houses in Multiple Occupation
- Policy T1 Sustainable Transport
- Policy EN19 Waste

Material Considerations

The planning assessment will cover the following issues:

- Principle of the development
- Design
- Impacts to neighbouring amenity
- Quality of accommodation
- Sustainable transport
- Waste management

Principle of the Development

Policy H11 relates to Houses in Multiple Occupation and states that a change of use from a C3 dwelling house to a C4 HMO will not be permitted where there is a high concentration of residential properties within a short distance of the application site falling within one or more of the following categories:

- Exempt from paying Council tax because they are entirely occupied by full time students.
- Recorded on Private Sector Housing's database as a licensed HMO.
- Any other property which can be demonstrated to fall within the C4 or sui generis HMO use class.

Policy H11 goes further to state that In parts of Manchester which do not have a high concentration of HMO/student housing but where the lack of family housing has threatened the sustainability of the community to the extent that regeneration activity with the specific intention of increasing the amount of family housing has taken place, there will be a presumption against changes of use which would result in the loss of a dwelling which is suitable for a family. Changes to alternative uses, including C4 and HMOs with more than six occupants, will only be acceptable where it can be demonstrated that there is no reasonable demand for the existing use.

The site is located in a single dwelling residential area, in Belle Vue, where there is not an over concentration of HMOs, and on the street there appears to be only one other HMO. It should be noted that there is a recent approval for C3 dwelling to C4 HMO on this Road at no. 9 Chatsworth Road, Approved Thu 26 Feb 2015: 06652/FO/2014/N2 | Change of use from a C3 dwelling house to a C4 house in multiple occupation.

It is considered that the proposal would not result in the loss of the existing house as it could be readily converted back into a family dwelling. Each bedroom would meet the Nationally Described Space Standards 2015, including rooms with good size, outlook, layout, sunlight/ daylight and privacy. This is further assessed below.

Quality of Accommodation

The National Planning Policy Framework pays specific regard to design being of high quality. Chapter 12 discusses how good quality design is instrumental amongst development proposals. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Core Strategy Policy H11 states notwithstanding the policy requirements set out above, all proposals for change of use of existing properties into houses in multiple occupation, and all proposals for conversion of existing properties into flats (which might not necessarily fall within Class C4), would be permitted only where the accommodation to be provided is of a high standard and where it will not materially harm the character of the area, having

particular regard to the criteria in policy DM1. Policy DM1 refers to adequacy of internal accommodation and external amenity space.

The proposed layout includes shared facilities on the ground floor includes a kitchen 6sqm, bathroom 2.7sqm and dining room 14.3sqm and an additional bathroom on the first floor 5.1sqm. All residents would also have access to the rear garden for external amenity. All rooms have access to the bathroom and kitchen/ dining space to share. The HMO would be small with only 4 bedrooms for 4 residents and intended to be used in a similar way to a single dwelling. Manchester's HMO standards are Single occupancy; minimum of 6.51sqm where provided with separate living space, and all bedrooms exceed this. It is noted that the smallest room meets the Nationally Described Space Standards (2015) for a double bedroom which is 11.5sqm.

Ground Floor	Bedroom 1	12.5sqm
First Floor	Bedroom 2	16.9sqm
	Bedroom 3	16.9sqm
Second Floor	Bedroom 4	13.2sqm

The internal layout of the proposal and amenities provided is considered to constitute high quality accommodation in accordance with the Core Strategy. As such, the proposal would provide an acceptable quality of accommodation for the future occupiers.

Design

Chapter 12 of the NPPF outlines that planning decisions should aim to ensure that developments function well and add to the overall quality of an area not just for the short term, but over the lifetime of the development, which is also reflected by Core Strategy Policy CC9. The proposal does not include any external design changes, therefore there would be no impact to the Conservation Area in which it lies.

Impacts on neighbouring amenity and character

As above, Policy H11 requires HMOs to have a high standard where it will not materially harm the character of the area, with reference to Policy DM1. Policy DM1 states that all development should have regards to effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The property is situated in a primarily residential area and a House in Multiple Occupancy is an acknowledged residential use. To this end, a degree of compatibility with regard to surrounding context is recognised.

The likely pattern of use of a property is significant factor in impacting neighbouring amenity, rather than merely considering the number of occupants. A reasonable expectation is that each occupant of the HMO would lead separate, individual lives. However, the intention for the residents, is and continues to be, to live in a shared facility which allows for more affordable options for renting whilst also a more economic, resourceful, and social living situation than if they were to rent larger self-contained flats/ apartments individually. Therefore, there would be no further noise or disturbance to surrounding neighbours than that which would be experienced from a single-family dwelling.

The property would require an HMO license, which would be sought, due to its status as a property rented out to multiple tenants who are not part of the same household, a condition that legally necessitates such a license. This regulatory measure ensures that the property meets specific health and safety standards, providing adequate living conditions for all occupants. An HMO license is crucial for properties like this to ensure compliance with local housing regulations, which include fire safety protocols, adequate space and amenities, and proper maintenance. Additionally, the license ensures that the landlord or managing agent is a fit and proper person to manage the property, thereby protecting tenants' welfare. Given the property's location in a densely populated urban area, the license also helps in managing the impact on local services and infrastructure, preventing issues such as overcrowding and ensuring the neighbourhood remains a safe and pleasant environment for all residents.

Therefore, the impacts to neighbouring amenity would not be unacceptable in this instance.

Sustainable Transport

The NPPF recognises that sustainable transport has an important role to play in facilitating sustainable development but also contributing to wider health objectives. In particular it offers encouragement to developments which support reductions in greenhouse gas emissions and those which reduce congestion. The NPPF also outlines that developments which generate significant vehicle movements should be located where the need to travel will be minimised and the use of sustainable transport options can be maximised. It is also expected that new development will not give rise to the creation conflicts between vehicular traffic and pedestrians.

Policy CC5 states that the Council will seek to ensure that development includes adequate parking provision for cars and bicycles. This should be based on the parking standards described in Appendix B. There are no defined standards for a C4 use. Policy T1 states that to

deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking,

The site has no on-site parking, but cars can park to on Chatsworth Road as there are no parking restrictions. The site is accessed from the A57 Hyde Road, with bus stops 25m from the property. These provide services to The Trafford Centre every half an hour. Further, Belle Vue train station is 150m west of the property with northern services to Manchester Piccadilly and Marple. Therefore, it is considered that the site is in a highly sustainable location, and residents would be encourages to use active travel such as walking and cycling.

Waste Management

Policy DM1 also refers to ensuring adequate refuse storage and collection.

The proposal would have dedicated internal and external storage space for dry recycling, food waste and residual waste to the rear of the dwelling and it is assumed that the existing waste arrangements of the residential unit would be retained which is acceptable.

The HMO use including shared facilities between 4 separate individuals would prove more a sustainable use of resources including water and energy than if the user moved into a self-contained flat. This results in shared facilities including a bathroom and a kitchen/ dining / living room between 4 residents. A condition could be attached to any approval to provide further details of proposed waste/refuse storage.

Therefore, the proposal would not be unacceptable in relation to waste management.

Conclusion

This report has highlighted that the proposal, subject to this application, is in accordance with the Council's planning policies and national planning policy.

For the above reasons the development is sustainable development and is also in accordance with national policy and guidance. Therefore, in the absence of any other material considerations to justify otherwise, it is respectfully requested that development be considered as acceptable in principle.

Should the Planning Authority request any further information in order to process this request, please contact **Homz** (hello@homz.uk) directly as the acting agent and we will be more than happy to deliver any additional information as and when required.