

Statement of Reasons for Removing Condition 7

1. The applicant would like the opportunity to let the property to more than 3 persons within the building envelope approved under planning permission reference 135953/FO/2023.
2. Class C4, small HMO use, would allow up to six people to occupy the property. It is considered unreasonable to restrict the occupancy to three, provided that the resultant residential amenity of end users is acceptable.
3. The Planning Inspectorate readily supports assertions that the impacts of Class C4 small HMO use are no different than those of a larger family home.
4. The reason for Condition 7 is to ensure that the development is carried out in accordance with the approved plans pursuant to CS Policy 11. However, accordance with the approved plans, so far as it relates to the approved development, namely the rear extension, is fulfilled through compliance with condition 2:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents: Local Plan and drawings numbers:

Drawing: Floor Plans ref. 3WA01B

Drawing: Elevations ref. 3WA02A

Drawing: Site and Local Plan

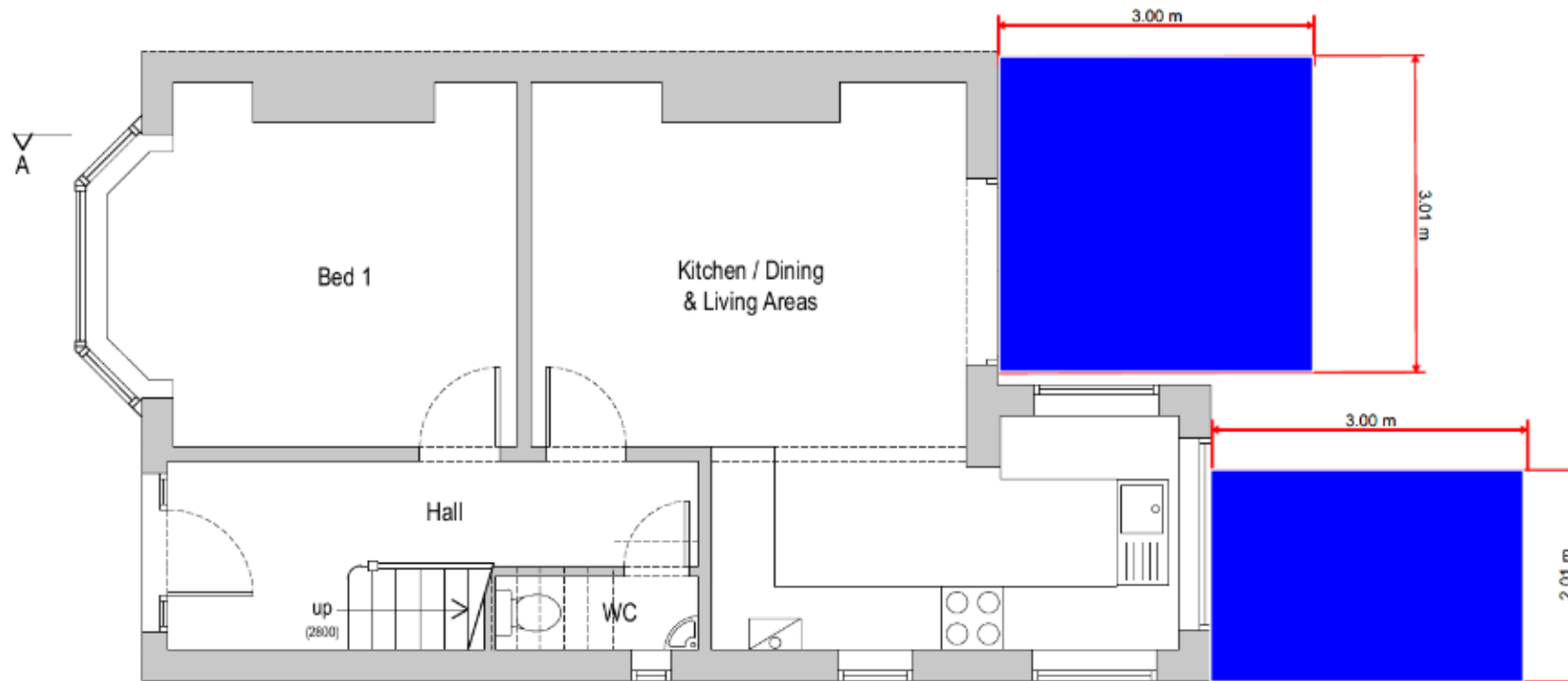
All stamped as received by the City Council as Local Planning Authority on 11 April 2023

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5. So, the applicant considers this also to be unnecessary.
6. Notwithstanding, the applicant has a genuine fallback position to accommodate more people within the property (within Use Class C4) that does not require the express planning permission of the Council as the Local Planning Authority.
7. If they chose not to implement this planning permission, they could exercise permitted development rights to create single-storey extensions to the rear of the property that would afford the floor space to accommodate more people

and still comply with the amenity standards for HMOs primarily governed by the HMO Licensing Regime.

8. However, to satisfy the conditions and limitations of the General Permitted Development Order, this would result in a piecemeal form of development less sympathetic to the property than that approved by this planning permission. Please refer to Fig.1 Below.
9. In removing this condition, the applicant would reconfigure the layout of the original building (internal alterations only) but still use the extension per the approved plan pursuant to Condition 2.
10. The applicant would hope that the Council agrees that this proposal would lead to a better outcome overall.
11. Before submitting this proposal, the applicant's agent has been in discussions with Senior Development Compliance Officer Matthew Kilsby, and Rob Griffin, Principal Planner.
12. The fallback position was considered in detail, and it was agreed that it was achievable to secure the needed floor space through permitted development rights such that a genuine fallback position did exist.



Existing - Ground Floor Plan

Scale - 1:50 @ A1



Fig.1 – Fallback position – the erection of single-storey extensions meeting the conditions and limitations of the General Permitted Development Order for side and rear extensions.