



12 Westbury Close
Bury
Lancs
BL8 2LW

Mobile: 07988854213

165 Brailsford Road, Manchester

Dear Sir/Madam,

This letter accompanies a full planning application for the above site. We would like to convert an existing 2 bed C3 dwelling, by adding an additional single storey extension, to make it a 4 bed, 4 person HMO.

The area is no longer of mixed residential character, but one of overwhelmingly student HMO occupation. The character of the surrounding area has long since changed from being family orientated to a predominantly student enclave. The addition of a small HMO proposed by this application, will not now have any material impact on the character of the area or its sustainability other than to reinforce the reality, which is only likely to change in one direction, away from family housing. On the street, there are small HMO's on the street, but none on the block from 157 to 181. There is 1 over the road at no 184.

The rear extension will carry on the existing flat roof of the kitchen to the rear boundary wall, in keeping with the rear extension of no 167 next door.

All bedrooms are over 10sqm and classed as bedroom/living rooms. Each bedroom has a desk, wardrobe and drawers, and a wall mounted bike rack for cycle storage. The Kitchen/dining room is big enough as a kitchen/diner for 4 people sharing at 15.1sqm, with min being 14sqm.

The rooms will be to a high spec and will be well maintained. See attached

Many Thanks,
Mark Gordon