

Planning Statement

Change of use of property (with no external or internal structural alterations) to 17 no. short-term let rooms (with associated shared WC's)

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I. INTRODUCTION

- I.1 Planning permission is sought for a change of use to provide for short term let rooms for tourists and visitors to the area at 317 – 319 Dickenson Road, Longsight, Manchester, M13 0NR. The description of development is as follows: *Change of use of property (with no external or internal structural alterations) to 17 no. short-term let rooms (with associated shared WC's).*



Figure I: Location Plan

- I.2 This statement has been prepared for the exclusive use of the applicant as part of their planning application and in accordance with the agreed scope of the project. The document may not be reproduced in whole or in part, without the prior written consent of Plande. The copyright in this document (including its electronic form) shall remain vested in Plande. Plande will not be liable for the contents or use of this document by any person for any purpose.
- I.3 The proposed works involved the change of use of an existing terraced property which is currently used for a variety of uses including office use. It is proposed that this property would be used solely for term lets.
- I.4 As part of this application, the consent seeks permission for a change of use and there would be no external or internal changes. It is considered that the current external appearance and layout of the property could easily adapt to this type of short term let accommodation straight away, with no changes required.
- I.5 This planning statement seeks to provide an overall summary of the existing site and surroundings; the relevant planning history of the site, and to provide justification for the proposed works, in the context of the local surroundings, in order to support Manchester City Council in the determination of this proposal and demonstrate that the proposed change of use complies with the policies of relevance within the Development Plan. The report is structured in the following format:
- Section 2: Site & Surroundings
 - Section 3: Planning History
 - Section 4: The Proposal
 - Section 5: Planning Policy Framework
 - Section 6: Scheme Assessment
 - Section 7: Conclusion

2. SITE & SURROUNDINGS

- 2.1 The application site is located on the A6010, Dickenson Road within Longsight, Manchester.
- 2.2 The property, which is the subject of this application, is a double fronted, three storey, plus basement. Large rendered terraced building currently being used for office use.
- 2.3 The application site lies adjacent to the A6010, which connects Longsight to a wider network of A roads to neighbouring areas of Manchester, such as Belle Vue, Openshaw and Smedley.
- 2.4 The property is part of a row of buildings situated on the northern side of Dickenson Road. The property is set back slightly from Dickenson Road, with a small front garden. The property benefits from a private rear garden which is access via a path from Whiley Street. The property is accessed via its principal entrance fronting Dickenson Road.
- 2.5 The rear garden is tarmacked and fenced in, and the topography is flat.
- 2.6 The surrounding area is largely characterised by residential properties and business premises which are located to the east, along Dickenson Road.
- 2.7 The application site is located approximately 4.3km to the southeast of Manchester City Centre, approximately 6km north of Stockport and approximately 5km east of Old Trafford.



Figure 2: Front Elevation of 317 – 319 Dickenson Road

- 2.8 The site is well connected and benefits from a good level of sustainable local transportation links and connections. The site is located a 190m walk away from two bus stops on Dickenson Road, which provide direct bus routes to Manchester City Centre, Pendleton, Whalley Range, and Cheetham Hill.

The nearest train station is Levenshulme, located 1.7km to the south, which provides direct trains to Crewe, Buxton, Alderley Edge and Manchester Piccadilly.

- 2.9 The site falls within Flood Zone 1, identified as a low probability of flooding from rivers and the sea.
- 2.10 The site is not located within a Conservation Area nor is the property listed or within close proximity to any nearby listed buildings.

3. PLANNING HISTORY

- 3.1 The planning history for the site has been researched and a summary of the relevant applications are provided below.

- 3.2 The applications are as follows:

Application number	Location	Proposal	Decision	Decision Date
080702/FO/2006/N2	317-319 Dickenson Road Longsight Manchester M13 0NR	Conversion of basement into office accommodation (Class B1)	Refused	30 Apr 2007
055571/FO/CENTL2/98	317/319, Dickenson Road, Longsight	Conversion of single 15 bed H.M.O. into 2no. 8 bed separate student accommodation units	Approved	22 Feb 1999

4. THE PROPOSAL

- 4.1 The application is seeking planning permission for a change of use of 317 – 319 Dickenson Road, Longsight, Manchester, M13 0NR to allow the property to be used on a short term let basis, for visitors to the area. There are no internal or external alterations sought as part of this application which is considered to require planning permission.
- 4.2 It is proposed that the change of use would provide for 17 rooms, with up to 5 rooms for families of a maximum capacity of 4 persons, the remainder of the rooms would be for single persons, visitors and travellers.

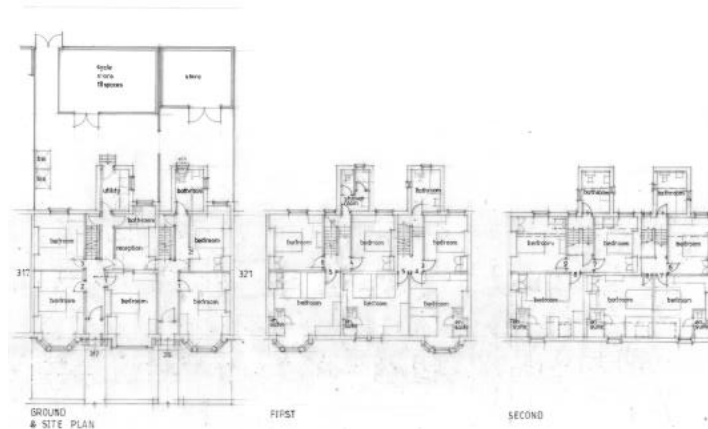


Figure 4: Proposed layout

- 4.3 The applicant states that there will be no parties, stag or hen do's permitted to stay and the proposed operation would be for an Airbnb set up for tourists, people visiting the area to see family and watching the football.
- 4.4 Occupants of the property would have access to share bathroom and WC facilities located across 3 floors and there would be a communal reception area at ground floor level.
- 4.5 2 rooms at first floor, and 2 rooms at second floor would benefit from a private shower room.
- 4.6 All guests would have access to the rear outdoor amenity space and the cycle storage facilities.
- 4.7 The applicant does not expect 100% occupancy rate, for 100% of the time.
- 4.8 Vehicular and pedestrian access would remain unaltered.
- 4.9 The floor plans can be viewed on the accompanying plans.

5. PLANNING POLICY FRAMEWORK

5.1 In accordance with S.38 of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, this application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan comprises:

- The Manchester Core Strategy (2012); and
- The 'saved' policies of the Manchester Unitary Development Plan (1995).

5.2 This section provides the background to the development plan and identifies the relevant policies below.

THE MANCHESTER CORE STRATEGY (2012)

5.3 The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document within the Local Development Framework. The Core Strategy has replaced significant elements of the Manchester Unitary Development Plan as the document that sets out the long-term strategic policies for Manchester's future development. The policies of relevance to the proposed development are summarised below.

5.4 Policy SPI Spatial Principles outlines the key spatial principles which will guide the strategic development of Manchester to 2027 and states the Core Development Principles, highlighting that development in all parts of the City should:

- Make a positive contribution to neighbourhoods of choice including: -
 - creating well designed places that enhance or create character.
 - making a positive contribution to the health, safety and wellbeing of residents
 - considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

5.5 Policy EC1 Employment and Economic Growth in Manchester states that the Council will support significant contributions to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses.

5.6 Policy CC4 Visitors – Tourism, Culture and Leisure states that the City Centre will be the focus for culture and leisure in the City Region and proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported. Furthermore, the policy states that in order that the existing visitor attractions can reach their potential it is important that the City Centre has the infrastructure to accommodate the necessary volume of visitors.

5.7 Policy CC10 A Place for Everyone states that the City Centre will develop as a location which appeals to a wide range of residents and visitors.

5.8 Policy EN19 Waste states that the Council will encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

5.9 Policy DMI Development Management outlines the principles that all development must have regard to, including appropriate siting, layout, scale, form, massing and materials. This policy states that development must also have regard to the impact on the surrounding areas in terms of design, scale and appearance.

MANCHESTER UNITARY DEVELOPMENT PLAN

- 5.10 The Manchester UDP sets out the Councils objectives within East Manchester, it states that the City Council are seeking holistic regeneration of the area leading to improvements in the quality of life and environment to East Manchester and that it seeks the re-use of previously developed land and creation of more sustainable patterns of development. Some policies from the Unitary Development Plan which was adopted in July 1995 have been 'saved' and are still in effect today.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2021

- 5.11 The National Planning Policy Framework (NPPF) was first published in 2012 and updated in July 2018, February 2019 and July 2021. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.12 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:
- a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.13 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole; or
 - Specific policies in the framework indicate development should be restricted.
- 5.14 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area, as highlighted above.
- 5.15 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.16 Paragraph 55 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

6. SCHEME ASSESSMENT

- 6.1 The following section will establish how this proposal for the change of use to allow the property to be used on a short term let basis, for visitors to the area accords with the Development Plan Policies and National Planning guidance and outlines relevant topics which have been considered as part of this development.

PRINCIPLE OF PROPOSED DEVELOPMENT

- 6.2 Considering the NPPF as a whole, it is important to note that the main purpose of the NPPF is to contribute to the achievement of sustainable development. Paragraph 8 states that “*Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)*”. It is considered that the proposed development would contribute to the local economy directly through both employment of local trades people and maintenance teams for services for cleaning and deliverers and employment to facilitate the proposed development, including planners, architects, local contractors and the supply chain. Furthermore, contributions to the local economy would be brought about through visitors to the area.
- 6.3 At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.4 At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision takes to approve applications that accord with the Development Plan without delay.
- 6.5 The proposed change of use would accord with Policy SPI Spatial Principles, which states that development must make a positive contribution to neighbours and development should enhance and make a positive contribution to the health, safety and wellbeing of residents. The proposed change of use would contribute to improving access to jobs for local people, through the work proposed and would aim to attract and provide accommodation for visitors to the area, according with policy EC1 in relation to Employment, Economic Growth and tourism. The proposed change of use is considered to make a positive contribution to the area and its neighbours and also support significant contributions to the local economic growth and tourism, the proposal is therefore considered to wholly comply with policies SPI and EC1.
- 6.6 The proposals are considered to contrite to the wider tourism and culture agenda outlined with the Core Strategy and enhancing and encouraging people to visit Manchester and contributing to developing the City as a location which appeals to a wide range of audiences. The proposals would provide an Airbnb type set up, on a short term let basis and would improve the appearance of the building and immediate setting than the existing scenario. The proposed change of use, is considered to assist in the provision of accommodation necessary to continue to attract visitors to Manchester City centre and the proposal is wholly compliant with policies CC4 and CC10.
- 6.7 The proposals are considered to provide an enhancement to the existing arrangement and would have regard to the impact on the surrounding area by offering improvements and enhancements to the existing lawful use. The proposed works would be appropriate to its location and would not adversely impact on the amenity of any nearby sensitive receptor, the proposed change of use satisfies policy DMI.

SCALE, LAYOUT & MATERIALS

- 6.8 The scale, layout and materials are not proposed to be altered as part of this planning application. It is considered the change of use would not have an impact on the character or appearance of the building or area and it would make efficient use of an existing property to deliver appropriate accommodation for Manchester City Centre.

NEIGHBOURING AMENITY

- 6.9 The nature of the existing building and proposed change of use means that there are no material differences in relation to overbearing, overshadowing, overlooking or visual intrusion.
- 6.10 The proposals seek to make no materials change to the existing building and it is suggested the proposed use is broadly similar to the existing use. As such it is suggested that the proposals are compatible to the area and would not have an unacceptable impact on the living conditions or cause a dis-amenity to neighbouring properties in activity levels, comings and goings and noise and/ or disturbance, visual intrusion or in any other way in accordance with the relevant local policies.

HIGHWAYS & PARKING

- 6.11 The proposed works make no alterations to the existing access, either from the main road or into the site. It is suggested that the nature of the change of use means that there will be no significant increase in daily trip generation or traffic movements into and out of the site or create a negative or unacceptable impact on the existing local highway network, especially when compared to potential maximum potential for the existing use.
- 6.12 No changes are proposed to the existing hardstanding or parking provision. It is proposed that the location as a whole provides safe and suitable access.

FLOOD RISK & DRAINAGE

- 6.13 The drainage system would remain as existing and the proposed change of use would not alter or have an impact on Flood Risk, consistent with local and national level planning policies.

REFUSE

- 6.14 The existing refuse and recycling arrangements the applicants currently use would be maintained and used for this site, which is considered appropriate and compliant with Policy EN19. This would be provided by a commercial contract.
- 6.15 The application is accompanied by the Waste Management Strategy Proforma which provides further information.

ARBORICULTURAL & LANDSCAPING MATTERS

- 6.16 It is suggested that no amendments will be made to the external landscaping as part of the change of use application.
- 6.17 It is suggested that the proposals accord with the requirements of national and local policies.

7. CONCLUSION

- 7.1 The proposed development comprises the change of use of the property to allow it to be used on a short term let basis, no external alterations are sought at 317 – 319 Dickenson Road, Longsight, Manchester, M13 0NR.
- 7.2 The proposed change of use would provide for a maximum of 17 rooms for persons staying.
- 7.3 4 rooms would be for families, the rest would be single occupancy.
- 7.4 There would be a total of 6 shared WC and bathroom facilities, across all floors and 2 rooms would benefit from private shower room facilities.
- 7.5 A cycle store for 16 bikes would be available to guests.
- 7.6 The proposed change of use would provide affordable and accessible short term let facilities, within close proximity to Manchester City Centre, contributing to the tourism and visitor numbers of the area.
- 7.7 The proposed change of use is not considered to result in any harm to the surrounding area and would contribute to the local economic growth and visual amenity of the area.
- 7.8 It is considered that the proposals, represent a sustainable form of development which is consistent with adopted planning policy, and which should be supported in order to deliver the wider social, environmental and economic benefits.
- 7.9 In conclusion, the proposed change of use of this site would enhance Manchester’s visitor accommodation offering and would in turn support the economic benefits of the local and wider area and would not have any impact on the amenity of residents nearby. The change of use supports the presumption in favour of sustainable development.
- 7.10 It is therefore respectfully requested that the application is approved. In the event that Manchester City Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.

APPENDIX A – SITE PHOTOGRAPHS



