

PLANNING STATEMENT

262 Claremont Road, Moss Side, M14 4TS

Change of use from Dwelling (C3) to House of Multiple Occupation (C4)

Proposed Change of Use from Dwellinghouse (Use Class C3) to 4-Bedroom House in Multiple Occupation (Use Class C4)

1. Introduction

This Planning Statement has been prepared in support of a planning application for the change of use of an existing residential dwellinghouse (Use Class C3) to a small House in Multiple Occupation (HMO) comprising four bedrooms (Use Class C4) at 262 Claremont Road, Moss Side, Manchester.

The proposal seeks to provide high-quality shared accommodation suitable for professionals and students, contributing positively to the local housing stock while maintaining the character and amenity of the surrounding residential area.

2. Site Description and Surroundings

The application site comprises a terraced residential property located within an established residential area of Moss Side. The surrounding area is characterised by a mix of traditional family housing, converted HMOs, cafes and local shops.

The property benefits from good access to local services, public transport routes, green space, employment opportunities, and educational institutions, making it a sustainable and appropriate location for shared accommodation.

3. Proposed Development

The proposal involves the internal conversion of the existing dwelling to provide four individual bedrooms, along with shared kitchen, living, and bathroom facilities. No significant external alterations are proposed, and the residential appearance of the property will remain unchanged.

4. Planning Policy Context

The application is to be assessed against relevant national and local planning policy, including:

National Planning Policy Framework (NPPF)

Manchester Core Strategy

Manchester Residential Quality Guidance

Relevant guidance on HMOs and housing mix

The NPPF encourages the effective use of land and the delivery of a mix of housing types to meet identified local needs. The proposal aligns with this objective by contributing to Manchester's demand for smaller, flexible housing options.

5. Principle of Development

The principle of introducing a small HMO in this location is considered acceptable. Moss Side is a highly sustainable urban area with access to amenities, services, and public transport, reducing reliance on private vehicles.

The proposed use will not result in the loss of a family home of a size or type that would undermine housing choice in the area. Furthermore, the scale of occupation is modest and consistent with the surrounding residential context.

6. Impact on Residential Amenity

The proposed HMO will accommodate a limited number of occupants, comparable in scale to a large family household. As such, it is not expected to result in unacceptable levels of noise, disturbance, or activity.

The internal layout has been designed to ensure adequate space standards, privacy, and amenity for future occupants, in accordance with adopted guidance.

7. Parking and Highways

The site is well served by public transport, with Princess parkway to the west and Lloyd Street South to the east providing regular bus services connecting south Manchester to the city centre. The proposal is not expected to give rise to significant additional parking demand beyond that associated with a typical family dwelling.

Where applicable, existing on-street parking provision is considered sufficient to accommodate the proposed use without detriment to highway safety.

8. Refuse and Cycle Storage

Appropriate refuse storage facilities will be provided in accordance with Manchester City Council requirements, with adequate space for the storage and collection of waste and recycling in the rear garden of the property.

Secure cycle storage can be provided to encourage sustainable modes of transport and reduce reliance on private vehicles.

9. Conclusion

The proposed change of use to a 4-bedroom HMO represents a sustainable and policy-compliant form of development that will contribute positively to local housing provision. The proposal respects the character of the area, safeguards residential amenity, and makes efficient use of an existing residential property.

For the reasons set out above, the development is considered acceptable in planning terms, and approval of the application is respectfully requested.