

Planning, Growth and Development.
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23/12/2025

Design & Access Statement: Change of use from single dwellinghouse (Class C3) to 3 bedroom HMO (Class C4) at 77 Crab Lane, Higher Blackley, Manchester M9 8NB

Proposal

The proposal seeks planning permission for the change of use from a single dwellinghouse (Use Class C3) to a 3-bedroom House in Multiple Occupation (Use Class C4).
No external alterations are proposed as part of this application.

Site and Surroundings

The application property is a two-storey residential dwellinghouse located within an established residential area of Higher Blackley. The surrounding area is predominantly residential in character, comprising similar two-storey dwellings.
The property is constructed of brick walls with a grey slate roof, and features uPVC windows and doors. The existing appearance of the building will be retained in full.
A bus stop is located approximately 100 metres away on Chapel Lane, providing convenient access to public transport routes linking to Manchester city centre and surrounding employment areas, including North Manchester General Hospital.

Design Principles and Appearance

Design Approach

As the proposal involves a change of use only, there will be no changes to the external appearance of the property. The existing architectural character of the dwelling and the wider street scene will therefore be preserved.

Layout and Internal Arrangement

The dwelling will be occupied by a maximum of three tenants, each provided with an individual bedroom. All rooms will meet or exceed HMO space standards and guidance, ensuring a high-quality living environment.
Shared facilities will be retained and managed to a high standard in accordance with relevant HMO regulations.

Access and Sustainability

Access

The property already benefits from an existing access arrangement suitable for residential use. No alterations to access are required.

Transport and Parking

The proposal has been carefully designed to minimise any potential parking impacts:

- The landlord will apply strict tenant selection criteria, accepting professional occupants only, such as those working in Manchester city centre or medical professionals

employed at North Manchester General Hospital.

- Tenants will be required to car-share where possible and make use of public transport.
- The close proximity of a bus stop (approximately 100 metres away) supports sustainable travel choices.

Cycle Storage

A secure cycle store will be provided for the three occupants, encouraging sustainable modes of transport and reducing reliance on private vehicles.

Impact on Residential Amenity

The proposed use as a 3-person HMO is considered appropriate for the size of the dwelling and its location. The limited number of occupants ensures that:

- The property will not be overcrowded
- There will be no unacceptable impact on neighbouring amenity, including noise or activity levels

It is noted that applications for larger HMOs have previously been refused locally due to concerns over over-occupation. This proposal has therefore been intentionally limited to three occupants, which is considered reasonable and proportionate.

Management and Standards

The landlord is committed to maintaining the property to a high standard, ensuring:

- Compliance with all HMO regulations and guidance
- Responsible tenant management
- Ongoing maintenance of the building and facilities

This approach will help ensure the property remains a positive addition to the local housing stock.

Conclusion

The proposed change of use from a single dwellinghouse (Class C3) to a 3-bedroom HMO (Class C4) at 77 Crab Lane is considered acceptable and appropriate.

The development:

- Involves no external alterations
- Provides high-quality accommodation for a small number of occupants
- Promotes sustainable transport
- Protects residential amenity
- Meets relevant planning and HMO standards

The proposal represents a suitable and well-managed use of the property and is respectfully submitted for approval.

Kind Regards,
Mr Hasnaat Saeed