Change of use from a dwellinghouse

(use class C3) to a 5 bedroom, 5 person

House in Multiple Occupation (HMO) (sui generis)

Address:

711 Ashton New Rd, Clayton, Manchester M11 4QJ

Planning Statement

1. Planning Statement: Conversion of Terraced House to HMO

711 Ashton New Rd, Clayton, Manchester M11 4QJ

1.1 Introduction

This statement supports the application for planning permission to convert *711 Ashton New Rd, Clayton, Manchester M11 4QJ* from a single-family dwelling (Use Class C3) into a House in Multiple Occupation (HMO, (sui generis). The proposal is designed to meet Manchester City Council's planning policies, Article 4 Direction requirements, and national HMO standards.

1.2. Policy Context

- Article 4 Direction (Manchester): Planning permission is required for all HMO conversions, regardless of size.
- National Planning Policy Framework (NPPF): Supports efficient use of housing stock while ensuring quality living standards.
- Manchester Local Plan: Considers impact on neighbourhood character, amenity, parking, and waste management.

1.3. Proposed Development

- Conversion of 4 bedroom terraced house into a 5 Bedroom HMO for 5 occupants.
- Internal layout reconfigured to provide compliant bedroom sizes, shared kitchen, and bathroom facilities.
- Fire safety measures installed (fire doors, alarms, protected escape routes).
- External appearance retained to preserve neighbourhood character.

1.4. Compliance with HMO Standards

Minimum Bedroom Sizes

Occupancy	Minimum Size	Proposed Size
Single adult	6.51m^2	8.18 -10.86 m^2
Two adults	10.22 m^2	N/A
Child under 10	4.64 m^2	N/A

Communal Facilities

- Kitchen: Minimum 7 m², plus 1 m² per tenant above 5 occupants.
- Bathrooms: 1 per 4–5 tenants.
- Living/Dining Space: Adequate for proposed occupancy.

1.5. Amenity & Neighbourhood Impact

- Parking: On street parking as existing and other terraces
- Waste Storage: Dedicated bin storage area provided to rear.
- Neighbourhood Character: External alterations minimal; property remains in keeping with terraced street.

1.6. Conclusion

The proposal delivers a high-quality HMO that complies with Manchester City Council's Article 4 Direction, national HMO licensing standards, and minimum room size requirements. It provides safe, comfortable accommodation while safeguarding neighbourhood amenity. Approval is therefore respectfully sought.

2. Floor Plan Layouts

Ground Floor:

- Entrance hall with fire doors.
- Bedroom 1 (10.86m²) with ensuite shower room.(single)
- Shared kitchen (7.84m²) (MCR Council requirements: ≥ 7 m² + 1 m² per tenant above 5).
- Communal lounge / dining area (15.6m²)
- WC
- Shared Shower room for 3 bedrooms (4.45m²) - WC, basin, shower.
- Waste storage area to rear with external access and communal yard, cycle store and access to secure path.

First Floor:

- Bedroom 2 (8.46m²) (single).
- Bedroom 3 : 8.18m² with ensuite shower room. (single).
- Bedroom 4 : 9.46m² (single).
- Bedroom 3 : 8.88m² (single).

3. Fire Safety Schedule

- Detection: Interlinked smoke alarms in all rooms, heat detector in kitchen.
- Protection: FD30 fire doors on all bedrooms, kitchen, and escape routes.
- Escape: Protected stairwell with emergency lighting.
- Certification: Annual fire alarm test and electrical safety check

4. Waste Management Plan

- Bin Storage: Dedicated area at rear of property with secure access path.
- Capacity: 1 x 240L general waste bin + 1 x 240L recycling bin per 4 tenants.
- Collection: Aligned with Manchester City Council’s weekly schedule.

5. Parking & Transport Statement

- On-street parking assessment: Existing on street parking as per neighbouring dwellings – permit holders or 90 minutes Midday to 11pm - no return within 4 hours. Each tenant to have parking permit if required but highly likely public transport to be utilised.
- Public transport links: The property benefits from excellent public transport connectivity, with fast access to tram services, major bus routes, and quick links into Manchester City Centre. This makes it ideal for commuting, accessing amenities, and travelling across Greater Manchester.

  - **Metrolink (Tram)** - Services run on the Ashton-under-Lyne line, offering:
  - Direct trams to Manchester City Centre (Piccadilly, Market Street, St Peter's Square).
  - Connections to MediaCityUK, Manchester Airport, Eccles, and more via interchange.
  - **Bus Routes** - Buses running along Ashton New Road typically connect directly into Piccadilly Gardens, making it a key onward connection point.
  - **Train Stations (Nearby Options)**
  - Ashburys Station – typically the closest, offering services toward Manchester Piccadilly and Guide Bridge.
  - Gorton Station – another nearby option with regular city-bound services.
  - These stations provide additional flexibility for commuting beyond the tram network
  - **Cycle storage:** Provide secure cycle racks to rear cycle store for sustainable transport.

6. Licensing Compliance Checklist

- Room sizes: All bedrooms ≥ 6.51 m² (for single bedroom requirement)
- Bathroom ratio: 1 per 4–5 tenants.
- Kitchen facilities: Adequate cooking appliances, sinks, and worktop space.
- Energy efficiency: EPC rating E or above (will significantly improve with upgrades windows, doors, boiler, LED lighting.
- Safety certificates: Gas, electrical, and fire safety documentation to be obtained before occupancy.