Planning Statement

6 Kingsway, Manchester, M19 2DD
Proposed Partial Change of Use (Class E to Class C3)

---

1. Introduction

This application seeks full planning permission for the **partial change of use of the rear of an existing ground floor commercial unit (Use Class E)**, including the conversion of an existing garage/outbuilding, to form **one self-contained residential unit (Use Class C3)**. The commercial frontage will be retained, ensuring continued active use along Kingsway.

---

2. Site and Surroundings

The application site comprises a ground floor commercial unit fronting Kingsway, with a rear access from Kingsway Avenue. The rear of the site includes an existing garage.

The surrounding context is characterised by a **mixed-use environment**, with commercial uses fronting Kingsway and predominantly **residential properties to the rear along Kingsway Avenue**. The rear yard forms part of an established urban block with residential properties directly addressing it, including rear elevations with windows and access points facing the same space.

---

3. Proposed Development

The proposal comprises:

- Conversion of the rear portion of the commercial unit and existing garage/outbuilding into a **self-contained studio flat**
- Retention of the **commercial unit (Class E)** at the front
- Provision of **independent residential access** from Kingsway Avenue
- Replacement of the existing garage door with a **domestic-scale window**
- Internal reconfiguration to provide living/sleeping space, kitchen, and bathroom facilities

No extension to the building footprint is proposed, and the development represents the **reuse of existing built form**.

---

4. Principle of Development

The proposal accords with the presumption in favour of sustainable development set out in the **National Planning Policy Framework (NPPF)**, which supports the effective use of land and the reuse of previously developed sites.

The scheme:

- Makes efficient use of **previously developed land**
- Contributes to the **delivery of new housing** in a sustainable location
- Retains an **active commercial frontage**, supporting local vitality
- Reflects the **existing mixed-use character** of the area

The introduction of a single residential unit to the rear is modest in scale and appropriate to the urban context.

---

5. Design and Impact on Character

The proposal involves only minor external alterations, including the replacement of the existing garage door with appropriately scaled residential window. Materials will match the existing building, ensuring visual continuity.

Given the location of the building to the rear, the development will have **no impact on the street scene along Kingsway** and will integrate appropriately within the surrounding built form.

---

6. Residential Amenity

The proposed unit has been designed to provide an acceptable standard of accommodation:

- The installation of a **window to the former garage opening significantly improves natural light and outlook**
- The unit benefits from an **open aspect across the rear yard area**, which is not enclosed by development
- The surrounding context includes residential properties with similar rear-facing relationships, reflecting an established pattern of development
- The relocation of the main entrance to the **side elevation improves privacy and functionality**, separating access from the main outlook

The proposal therefore provides a suitable living environment within the context of an urban setting and will not give rise to unacceptable impacts on neighbouring properties.

---

7. Highways, Access and Servicing

The development does not alter the existing access arrangements. The residential unit will be accessed independently from Kingsway Avenue, a residential street.

Given the modest scale of the proposal (one unit), there will be **no material impact on traffic generation or highway safety**. The site is located in a sustainable urban area with access to public transport and local services.

---

8. Waste and Servicing

Provision will be made for the **storage and collection of waste and recycling** within the site. The arrangement will ensure that bins are appropriately located and do not adversely affect the amenity of the residential unit or surrounding area.

---

10. Conclusion

The proposed development represents a **sustainable and appropriate reuse of existing built form**, delivering a modest residential unit while retaining active commercial use.