

Planning Department
Rochdale Metropolitan Borough Council
Rochdale
OL16 1XU

23 December 2022

Planning Portal ref. PP-11724671

RE: Full Planning Permission for change of use to 7-bed House in Multiple Occupation (HMO) (Sui Generis) and associated minor external works

Site: 41 Broad Street, Middleton M24 4PQ

Horizon UK Property Group Ltd (the Applicant) is seeking to obtain full planning permission for the change of use of the existing residential dwellinghouse (C3) to a 7-bed House in Multiple Occupation (HMO) (Sui Generis) at 41 Broad Street Middleton M24 4PQ.

The Site

The application site is located on the corner of Foxall Street and Broad Street and contains a 2-storey large residential dwelling with a small back yard at the rear. The back yard contains the bin storage area and access to the back alley that leads to Thorpe Street is provided via the neighbour's rear garden under the existing arrangements. The property also includes a small basement and the loft area has also been converted to a room. The property is currently vacant.

Car parking is available on street, similar to the arrangements for the surrounding residential properties.

There is a terrace of Grade II listed buildings located at nos. 31-37 Broad Street, opposite the application site.

The site is located in a predominantly residential neighbourhood, within 5-minutes walking distance from Manchester Old Road (A576) which includes a number local amenities and transport connections. Middleton town centre is also within a 20-minute walking distance from the site and includes a number of supermarket and local facilities.

The Council's website identifies no relevant planning history for the site.

Proposed Development

This application seeks planning permission to change the use of the current residential house to a large-scale house in multiple occupation with 7 bedroom (Sui Generis).

A minor external alteration to the facade on Broad Street is also proposed to infill the existing door with brick to match the existing facade.

Planning Assessment

Principle of Development

Policy C1 of the adopted Core Strategy seeks to provide the right amount of homes in the right places, with a specific focus on regenerating inner areas and town centres.

The proposed HMO will provide a valuable source of accommodation which is attractive to a range of occupiers including young professionals and key workers and will contribute to a diverse housing mix within the Borough.

There is no specific planning policy relating to the provision of HMO accommodation within Rochdale. Recent approvals within the Borough recognise the valuable contribution that this type of accommodation can make to meeting local housing needs.

The principle of a HMO at this residential location should be acceptable and whilst the application does propose a change in use by virtue of intensification, the use remains residential in nature.

It is also noted that the conversion of the property to a 6-bed HMO can be undertaken under Permitted Development Rights. The proposal to a 7-bed HMO therefore seeks to increase the number of permitted occupants on site by 1 person.

Overall, the principle of development is considered to be acceptable as the site is located in a residential area within the Defined Urban Area and is sustainably located close to Middleton town centre with good access to public transport.

Heritage

The site is located opposite nos. 31-37 Broad Street which is a terrace of four houses that are Grade II listed.

They were designed in 1899 by the renowned progressive architect Edgar Wood, advocate of the Arts and Crafts Movement, and founder member of the Northern Art Workers' Guild in 1896, and latterly a pioneer of Modern architecture. Woods socialist ideals led to him designing a small number of working-class terraces in the late C19 of which Broad Street is one.

Historic England's website states that they were designated as a heritage asset for the following reasons:

- "This bye-law terrace of four houses was architect-designed to a bespoke plan in variance to the majority of such houses which were constructed by builders to a standard repetitive and unimaginative plan
- The ingenious use of plot, layout and plan form produces houses with better proportioned and illuminated rooms and varied profile and massing
- A deliberately 'rural' Arts and Crafts appearance is achieved through the use of shallow canted bay windows with small-pane leaded lights and steeply pitched slate roofs, which together with the use of common bricks, give a subtleness of textural detailing

- Edgar Wood was a progressive architect of considerable national and international renown during his own lifetime, was a founder member of the Northern Art Workers' Guild, and latterly a pioneer of Modern architecture
- Woods' socialist ideals resulted in the spreading of bespoke design down from upper-end housing to terrace level
- There is a good survival of interior fixtures and fittings of special interest, including the staircases with splat balusters, showing the merging of vernacular folk art and more 'genteel' Queen Anne motifs."

The application site is located within the setting of these Grade II listed buildings.

The proposed development involves the change of use of a residential house to a large-scale HMO. The house is currently vacant and the proposals will bring the property back into active use that is residential in nature, in line with the existing character of the area. The proposals also involve a small alteration to the Broad Street elevation, which will remove the existing secondary front door and infill with brick to match the existing façade.

The proposed external works are considered minor in nature and will have no impact on the significance of the heritage asset or its settings and thereby will cause no harm to the heritage asset in line with local and national planning policy.

Residential Amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 130 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

Future residents will be provided with a high-quality living environment with all bedrooms receiving good levels of natural light and complemented by an en-suite bathroom. 2 of the 7 bedrooms are also equipped with a kitchenette and the rest of the bedrooms will have access to a communal kitchen and dining area at ground level.

The Applicant has a successful track record of licensable HMO properties within Greater Manchester; all completed to high quality residential standards and accompanied by the relevant HMO licencing requirements. See Appendix 1 for images of a recently completed property in Oldham.

It is noted that the property could be used as a large family house or a 6 bed HMO (C4). The proposed intensification of the use to a 7-bedroom HMO is not considered to generate any unacceptable noise and disturbance for surrounding occupiers in comparison to any of the alternative permitted uses of the building.

In terms of loss of privacy and overlooking, the application does not propose any new window openings and would have no adverse impact on the amenity of neighbouring occupiers through overshadowing, loss of outlook or loss of daylight.

Overall, it is considered that the proposed development would result in an acceptable relationship with surrounding occupiers and would not unduly affect their amenity by reason

of noise, visual intrusion or loss of privacy. The proposal is therefore in accordance with the requirements of Policies DM1 and G9 of the adopted Core Strategy and the NPPF.

Highways

The proposed development is located in a sustainable location with close proximity to Middleton Town Centre and with good access to a number of transport modes.

Car parking to future residents will be available on street in line with the existing arrangements. However, given the scale and type of accommodation for shared housing, as well as the typical rental profile and demographic that a 7-bedroom HMO would typically attract, private car ownership is anticipated to be low. In addition, the site is close to public transport options and local services which leads to a tendency to reduce dependence on the private car.

Safe and secure cycle parking for the residents will be provided in the basement.

Given the scale and nature of the development, and its sustainable location by public transport, the proposal is unlikely to severely impact the operational capacity of the highway network and is therefore considered to comply with the requirements of Policy T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

Conclusion

The proposed scheme involves the conversion of a vacant residential building to a 7-bed HMO (Sui Generis) and associated minor external works. The proposed development will bring this vacant residential property back into active use and contribute towards meeting the specific accommodation needs of groups of persons with a requirement for this type of shared accommodation.

The proposals are considered to accord with local and national planning policy and should therefore be approved by the Council.

Should you require any further information in connection with the application, please do not hesitate to contact me.

Kind regards,

Timothy Witt

ATW Property Group (Agent)

Appendix 1 – Case Study of Recently Completed HMO in Oldham

