



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

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BRIEF PLANNING STATEMENT

The application seeks Planning Approval to convert the existing dwelling of 190 Milkstone Road to form a 9 bedroom HMO building. The existing structure of the building is to remain intact with no additional structural elements added as part of the proposal. Existing front and rear windows are to remain as existing with the inclusion of 1 additional window to the first floor side elevation.

The building is situated within a predominantly residential area enabling acceptable conversion of the dwelling to HMO.

As part of the proposal the existing rear yard area of the building would be amended to provide external garden space and bin storage with 2 new parking spaces to the rear following the addition of new a permeable parking grid arrangement infilled with grey 4mm gravel to allow for surface water drainage.

No trees are to be removed as part of the proposal.

CONCLUSION

- The proposal makes good use of a large domestic building along Milkstone Road with a proposed use that meets the established area use.
- Minimal external changes retains the building character and established street scene;
- Inclusion of off street parking reduces on street parking potential;
- Proposed internal layout allows for adequate room sizes as dictated within government and LA policy regarding HMO developments.