

Planning Department
Rochdale Metropolitan Borough Council
Rochdale
OL16 1XU

7th May 2024

Subject: Full Planning Permission for change of use to 8-bed House in Multiple Occupation (HMO) (Sui Generis) and associated minor external works at 94 Rochdale Road, Middleton, M24 2QA

Horizon UK Property Group Ltd (the Applicant) is seeking to obtain full planning permission for the change of use of the existing commercial unit (E class) to an 8-bed House in Multiple Occupation (HMO) (Sui Generis) at the above property.

The Site

The application site is located on the corner of Rochdale Road and Radclyffe Steet and comprises a 2-storey commercial unit previously used as a kitchen showroom with a small yard to the side on the Radclyffe roadside of the property. The shop has remained vacant for some time now resulting in a deterioration of the structure, predominantly resulting in the roof structure failing resulting in leaks that need to be addressed.

Car parking is available on street in a similar manner to the arrangements for the surrounding residential properties.

The site is located in a predominantly residential neighbourhood, with small retail and convenience units in close proximity. The site is on the intersection between the main routes of Rochdale Road (A664) and Hollin Lane (A6046) proving a short 10-15 minutes' walk into the town centre of Middleton, or an even shorter 1-2-minute drive, where a number of supermarket and local facilities and a large supermarket are located. In the opposite direction, Rochdale town centre is only a 10-15 mins drive away.

There is a frequently used bus route on Rochdale Road providing regular services each hour to both Middleton and Rochdale town centres. Bus stops in both directions are within 400 metres with a controlled crossing point directly opposite the property providing safe access to bus stops on both sides of the road.

Proposed Development

This application seeks planning permission to change the use of the current commercial unit (class E) to an 8-bedroom house in multiple occupation (Sui Generis).

In order to comply with minimum space standards, we plan to add a single-story extension to Radclyffe roadside of the property. This will provide tenants with more than the minimum standards, in addition to each room having an ensuite bathroom. We have considered the heritage requirements for both the main building and the extension recognising the property is located within the conservation area and will use materials in respect of the area, meeting the conservation officers' requirements. The proposed extension will be retained within the footprint of the boundary highlighted in the enclosed plans.

Planning Assessment

Principle of Development

You will be familiar with the Core Strategy for Rochdale borough, adopted on 19 October 2016, which includes plans under section C1 to provide the right number of homes in the right places, with a specific focus on regenerating inner areas and town centres. The Policy specifically references commitments to:

- *“Provide sufficient land to deliver at least 460 net additional dwellings per year up to 2028 to assist in the creation of successful, inclusive and mixed communities and meet the housing needs of the borough.”*
- *“Maximise the potential of previously developed sites, including empty homes and buildings.”*
- *“Ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.”*

Article 11 of the Core Strategy - *Improving accessibility and delivering sustainable transport* (SO5) – also references the need to improve accessibility and deliver sustainable transport. The proximity to Middleton and Rochdale town centres, and the regular and close access to public transport reference earlier in this letter, demonstrate our ability to meet these requirements within this application.

The proposed development to an 8-bed, high quality co-living property (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.

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

We're passionate about differentiating from the normal perception of HMO living, where 'vanilla' accommodation with limited facilities is commonplace. We pride ourselves of focusing on high quality, co-living environments encouraging tenants to adopt a sense of pride in their living space. We have developed similar properties within the area, specifically at Broad Street in the borough, as well as more recently in the nearby borough of Oldham, where we have provided residents with the highest quality of living with a modern look at feel to the property, ensuring a 'homely' environment where people want to live.

Residential Amenity

Core Strategy policy DM1 (a) requires all development proposals to demonstrate the development will provide *“high quality design and take the opportunity to enhance the quality of the area”* and that the development will not *“adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy”*.

Furthermore, article 12 of the National Planning Policy Framework (NPPF) references the need to *achieve well designed and beautiful places* and advises that planning decisions should result *in places with a high standard of amenity for existing and future users*. Considering the Core Strategy Policy (DM1) and Article 12 of the NPPF, we believe our track record and proposed

designs enclosed in this application meet, and even exceed, the requirements for providing high-quality living environment. All bedrooms will receive good levels of natural light and be complemented by an ensuite bathroom in each bedroom.

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 an 8-bedroom HMO would typically attract, we expect car ownership to be low. In addition, the site is close to public transport options and local services, as highlighted earlier, which leads to a tendency to use public transport or even walk to local amenities.

Safe and secure cycle parking for the residents will also be provided to the side of property.

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 commercial building to an 8-bed HMO (Sui Generis) and associated minor external works. The proposed development will bring this vacant 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.

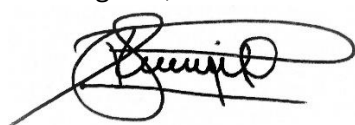
We have a successful track record of delivering high quality co-living HMOs within this area of Greater Manchester, self-delivered by our in-house team, allowing us to control the impact of noise and vibration during the development stages.

We are keen to reassure residents of the high standards of our properties, and therefore the calibre of tenants we attract. We have provided examples of our most recent development at Broad St (Rochdale) and Oldham Road (Oldham) that can be found at the back of this letter, including links and QR codes to view videos of each property. We understand during the notification process the council will enter a period of consultation with the local community and would welcome the opportunity to demonstrate, through leafleting and links to of media library, the standard we are looking to provide and the type of tenants we will attract.

The proposals are considered to comply with local and national planning policy, and we are hopeful the application will 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,



Stephen Cowgill | Owner | Horizon UK Property Group Limited



[Video of
Oldham Rd](#)



[Video of
Broad Street](#)

