

PLANNING STATEMENT

Proposed Change of Use to 5-Bed HMO (Use Class C4)
First Floor,

2 Miall Street,

Rochdale

OL11 1HX

- Architectural Design
- Building Surveying
- Project Management
- Party Wall Surveyors
- Construction Health & Safety
- Construction Costs Consultants
- Building Pathology

Director:

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April 2026

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1.0 Introduction

This statement has been prepared in support of a full planning application for the change of use of the first floor from ancillary Class E storage to a 5-bedroom House in Multiple Occupation (HMO) (Use Class C4).

The application is submitted to Rochdale Borough Council and has been specifically prepared to address local policy considerations relating to HMOs, including concentration, amenity, and housing standards.

2.0 Policy Context for HMOs in Rochdale

While Rochdale Borough Council does not apply a borough-wide Article 4 Direction or rigid numerical threshold for HMOs, proposals are assessed against:

- Impacts on local character and community balance
- Overconcentration of HMOs within a locality
- Residential amenity for both future and neighbouring occupiers
- Quality of accommodation provided

This reflects the overarching aims of the National Planning Policy Framework (NPPF), particularly:

- Paragraphs relating to healthy and inclusive communities
- Delivery of high-quality homes

3.0 HMO Concentration and Community Balance

A key consideration in determining HMO applications is whether the proposal would lead to an overconcentration of such uses, undermining the character of the area.

The application site is located on Milkstone Road, which is characterised by:

- A mixed-use environment
- A combination of commercial premises and residential accommodation
- A varied housing mix, including smaller units and shared accommodation

The proposal is considered acceptable in this context because:

- It forms part of an existing mixed-use parade, not a purely residential street
- The use of upper floors for residential purposes is well established
- The proposal represents the re-use of a vacant upper floor, rather than the loss of a family dwelling

Importantly, the development would not result in a material change to the overall balance of the community but rather contribute to the existing diversity of housing types.

4.0 Standard of Accommodation (Future Occupiers)

The proposed layout has been designed to provide a good standard of living environment, consistent with policy expectations.

The scheme includes:

- Five bedrooms of appropriate size and proportion
- Shared kitchen and dining facilities
- Dedicated bathroom and WC provision
- Adequate circulation space

The accommodation benefits from:

- Natural light to habitable rooms
- Mechanical ventilation to wet areas
- Functional and practical internal layout

The proposal therefore provides a satisfactory standard of accommodation, ensuring the wellbeing of future occupiers.

5.0 Residential Amenity (Neighbouring Occupiers)

The proposal has been carefully considered in terms of its impact on surrounding properties.

Key points:

- No external alterations are proposed
- No overlooking, overshadowing, or loss of privacy will occur
- The use is residential in nature and compatible with the surrounding mixed-use context

While HMOs can generate activity, the scale of the proposal (5 occupants) is modest and comparable to a large family dwelling.

The development will not result in unacceptable levels of noise or disturbance and is therefore compliant with amenity policies.

6.0 Relationship with Ground Floor Commercial Use

The building will retain its active commercial use at ground floor level, which is fully supported.

The proposal has been designed to ensure:

- A clear functional separation between commercial and residential uses
- No disruption to the operation of the ground floor unit

Residential use above commercial premises is a common and accepted urban form, particularly in town centre fringe locations such as Milkstone Road.

7.0 Highways and Parking

The site occupies a sustainable urban location, with:

- Good access to public transport
- Proximity to shops, services, and employment

HMO occupants typically exhibit:

- Lower levels of car ownership
- Greater reliance on sustainable transport modes

As such, the proposal is not expected to result in severe residual cumulative impacts on the highway network, in line with the National Planning Policy Framework.

8.0 Refuse Storage and Servicing

Provision will be made for:

- Appropriate refuse and recycling storage
- Accessible collection arrangements

This will ensure the development integrates effectively with existing servicing arrangements and does not adversely impact the street scene.

9.0 Efficient Use of Land

The proposal represents the effective reuse of a vacant and underutilised upper floor, contributing to:

- Urban regeneration
- Housing supply
- Sustainable development objectives

This aligns with national and local policy objectives to optimise the use of previously developed land.

10.0 Planning Balance and Conclusion

This application has been carefully developed to respond directly to the key policy concerns associated with HMOs in Rochdale, namely:

- No harmful overconcentration of HMOs
- Acceptable impact on local character
- Good standard of accommodation
- No unacceptable impact on neighbouring amenity

The proposal also:

- Retains active commercial use at ground floor level

- Brings a vacant upper floor back into use
- Provides additional housing in a sustainable location

In conclusion, the development:

- Complies with the Development Plan
- Aligns with the National Planning Policy Framework
- Represents sustainable development

11.0 Recommendation

It is respectfully requested that Rochdale Borough Council grant planning permission for the proposed development.

Prepared on behalf of the applicant

April 2026