



22 Rosthwaite Close
Middleton, Manchester M24 4NT

Stage 3
Developed Design
RevB

P4BA

Design & Access Statement

P4bA

Design & Access Statement

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1.1 / Application Type
"Certificate of Lawful Development: Proposed Use" application for the change of use of an existing C3 Dwellinghouse to a C4, 4 bedroom, 4 person House in Multiple Occupation (HMO) and addition of single storey rear extension.

1.2 / Location of Proposed Development
22 Rosthwaite Close, Middleton, Manchester M24 4NT

1.3 / Current Development Description
The subject building is a vacant C3 dwellinghouse, which is a 2 bedroom mid-terrace property and the plot is approximately 250m² with the building footprint occupying around 49m² of the site. The building is faced with an off-white painted brickwork finish and features white upvc windows. The property is located within an established residential area of Middleton, characterised predominantly by residential dwellings and associated suburban development. The site benefits from good accessibility to local services and public transport, with regular bus services operating along nearby routes including Bowness Road and Windermere Road, both of which are located within close walking distance of the property. In addition, Middleton Town Centre and Middleton Bus Station are situated nearby, providing connections to Manchester city centre and surrounding areas. Overall, the site is considered to be accessible by public transport, walking and cycling, representing a sustainable location in planning terms for the proposed development.

1.4 / Proposed Development Description
The proposed development seeks confirmation of lawfulness for the change of use of an existing C3 Dwellinghouse to a C4, 4 bedroom, 4 person House in Multiple Occupation (HMO) and addition of single storey rear extension.

1.5 / Statement Preparation Date
May 2026

1.6 / Statement Amendment Dates
N/A

1.7 / Applicant
Ready4home, Chandler House, 7 Ferry Road, Office Park, Riversway, Preston, PR2 2YH

1.8 / Architecture
P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ

2.1 / Previous Relevant Applications
- No previous relevant planning applications.

2.2 / Similar Planning Applications
- No directly comparable applications have been identified.

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout, scale, appearance and landscaping of the proposed development are appropriate and in keeping with the context of the area, and that the proposal will maintain and protect the amenity of the site, its surroundings and the local community. The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement.

The format of this section follows national planning guidance for Design and Access Statements, including relevant requirements of the Town and Country Planning (Development Management Procedure) (England) Order, and has also been prepared with reference to established design guidance, including Design and Access Statements: How to Write, Read and Use Them. For the reasons set out within this Statement, the proposed scheme is considered to accord with the adopted Development Plan, relevant supplementary planning guidance and national planning policy, including the National Planning Policy Framework.

3.1 / USE & AMOUNT

The proposed development comprises of a 4 bedroom C4 Small House in Multiple Occupation (HMO). Each of the 4 bedrooms are provided with a private ensuite, containing a shower, wc and wash hand basin, each room also receives a sufficient window/s to provide an adequate influx of natural light as well as a good outlook. Each room will have a maximum occupancy of 1 tenant, totaling 4 tenants maximum. The lockable doors on the rooms allow the occupants to have the option for private living time as well as a communal one if they want.

All 4 occupants will have communal access to the kitchen / diner provided at ground level. The kitchen / diner is designed in accordance with Rochdale Council’s adopted HMO standards. The dining area has sufficient seating for all tenants to sit and eat simultaneously, allowing for ample socialising between occupants. The proposed HMO would operate as a single planning unit, with all occupants sharing communal facilities including the kitchen / dining area. No self-contained units would be created as a result of this development. The property would therefore retain the characteristics of a dwellinghouse.

3.2 / ACCESS

Primary access to the building is to be retained in its current position, which is located on the front elevation. The rear access gate is to also be kept, however, this is not to be utilised as a primary entrance. This rear gate / access is to be used for relocation of bins for collection.

Retention of the front elevation facade was key as to not deviate from the current street scene. Rear access to the building has altered slightly as a result of the new single storey rear extension, which has a set of new double french doors. As a result of the high finished floor level, these access doors will also feature two small steps to allow for easy and compliant access. Due to the step's limited height and function as access steps, they are not considered to constitute a raised platform for the purposes of Class A.1(e). All bedrooms are accessed from the centralised hallway/landing, allowing for easy and direct access for the tenants.

Given the modest scale of the proposal and the sustainable location of the site, it is not considered that the development would result in severe highway impacts. The marginal increase from 3 bedrooms to 4 bedrooms would not constitute an unacceptable change with regard to parking.

With regard to vehicular access, no on-site parking will be proposed as part of this development. However, the HMO is situated within a short walking distance to a variety of local amenities and transport links. The site is located within walking distance of local shops, services and public transport connections, it is therefore considered that a car-free development is appropriate in this location.

P4BA - DEVELOPED DESIGN

3.3 / LAYOUT

The proposed layout is within the existing footprint of 22 Rosthwaite Close as well as the extended area. The proposed extension houses the entire kitchen / diner, leaving the majority of the existing building to accommodate the 4 bedrooms.

All layouts respond well to the existing structure, ensuring all rooms are predominantly square / rectangular shaped rooms, allowing for efficient use of space and practical utility.

Each floor occupies 2 bedrooms each, all rooms meet or exceed 13m² as is the requirement for HMO's in Rochdale in order for them to negate the requirement of a separate communal lounge. The bedrooms are sized to include sleeping and living space for the residents as well as washing facilities, provided by the ensembles. In addition to the large rooms, the external amenity space is also more than sufficient for a property of this scale.

As demonstrated below the room areas comply with the minimum standards set out in Rochdale Council's guidance.

Communal Kitchen, Diner - 12.5m²

Bedroom 1 - 13.21m²

Bedroom 2 - 13.03m²

Bedroom 3 - 16.07m²

Bedroom 4 - 13.11m²

Combined Kitchen & Dining requirement = 11.6m²

All bedrooms are well proportioned and exceed the minimum requirements outlined in Rochdale Council's HMO Guidance Document, where the minimum bedroom area requirement is 13.00m². All bedrooms have been measured and sized in accordance with Rochdale Council’s adopted standards. The kitchen, diner provides enough space for all required kitchen units and facilities as well as a dedicated area for a large enough dining table to accommodate all residents simultaneously.

3.4 / SCALE

The scale of the property is to increase as a result of the single storey rear extension that is proposed. The extension projects 2690mm from the original rear elevation and has a gross external area (GEA) of 15.77m² and a volume increase of approximately 51m³. However, the extension is modest in scale and is in full accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which permits the enlargement, improvement or alteration of a dwellinghouse subject to the relevant limitations and conditions.

3.5 / APPEARANCE

As a result of the single storey rear extension, the appearance is to alter slightly, the extension is to be constructed using materials to match that of the existing fabric. The facing brickwork is to be carefully selected to match the existing facing materials as closely as practicable, similar with the roof tiles, these are to match the existing also as far as practical. The new french doors and windows are to be white upvc, to match the existing, and the additional rainwater pipe and guttering is to be black upvc, also to match the existing.

The street scene will remain unaltered as part of this development, whilst the rear elevation will be altered as a result of the extension, the works remain modest in scale and compliant with the limitations and conditions prescribed by Schedule 2, Part 1, Class A (please see attached drawings for reference) but, it also respects the privacy and amenity of nearby neighbours and future occupants. The exterior of the building is in a good condition and we don't believe that outside of the extension works and the altered ground floor window, any major aesthetic changes as result of refurbishment are required to take place.

3.6 / RELEVANT PLANNING POLICIES / PERMITTED DEVELOPMENT JUSTIFICATION

The proposed development is assessed principally against the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO").

The proposed change of use from an existing dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) falls within Schedule 2, Part 3, Class L of the GPDO, which permits changes of use between Use Class C3 and Use Class C4, subject to the relevant limitations and conditions. A review of the relevant planning constraints confirms that the application site is not located within an area subject to an Article 4 Direction removing these permitted development rights, and no other statutory restrictions are known to apply. Accordingly, the principle of the proposed change of use is established through permitted development legislation, with this application seeking formal confirmation of lawfulness through a Certificate of Lawful Development (Proposed).

The proposed single storey rear extension is assessed against Schedule 2, Part 1, Class A of the GPDO, which permits the enlargement, improvement or alteration of a dwellinghouse subject to specified limitations and conditions. The proposed extension has been designed to remain within the dimensional tolerances and criteria prescribed by Class A and is therefore considered to constitute permitted development. The proposal would not result in the subdivision of the property into separate planning units and would retain the characteristics of a single dwellinghouse.

Whilst a Certificate of Lawful Development application is assessed primarily against legislative compliance rather than planning merits, regard has also been had to the overarching principles contained within the National Planning Policy Framework (NPPF). The proposal represents the efficient re-use and modest extension of an existing residential property within a sustainable and accessible location, without resulting in material harm to the character of the area or neighbouring residential amenity. Having regard to the above, the proposed development is considered lawful under the provisions of the GPDO.

3.7 / VISUAL AMENITY

The proposed external alterations are modest in scale and limited to the rear elevation. The proposed materials are to match the existing dwelling as closely as practicable and the extension remains compliant with the relevant limitations and conditions of Schedule 2, Part 1, Class A of the GPDO.

3.8 / RESIDENTIAL AMENITY

The proposed development is considered to provide both existing neighbouring occupiers and future residents with an acceptable standard of amenity. Future occupants of the HMO will each benefit from private bedroom accommodation, in addition to access to shared communal facilities including a kitchen / dining area and a substantial rear garden space. Collectively, these areas provide adequate opportunities for day-to-day living, social interaction and outdoor recreation, ensuring a satisfactory standard of living for future occupiers.

The proposed single storey rear extension and refurbishment works will improve the overall quality and functionality of the property, providing modern and comfortable accommodation for future residents.

In terms of neighbouring amenity, it is not considered that the proposal would result in any unacceptable impacts by way of overlooking, loss of privacy, loss of light or overbearing effects. Whilst the occupation of the property as a small HMO will naturally generate a degree of activity associated with day-to-day residential living, it is not considered that the use of the property as a 4-bedroom, 4-person HMO would result in materially greater levels of noise and disturbance than could reasonably be expected from the lawful use of the property as a single dwellinghouse (Use Class C3). Accordingly, the proposal is considered compatible with the residential character and amenity of the surrounding area.

3.9 / HMO AFFORDABLE LIVING DEMAND STATEMENT

Houses in Multiple Occupation (HMOs) play a vital role in addressing the growing demand for affordable living, particularly in urban areas where housing costs have risen sharply. HMOs offer a more affordable housing option by allowing tenants to rent individual rooms in shared accommodation, rather than having to bear the cost of an entire property. This makes them particularly attractive for students, young professionals, and low-income individuals who may otherwise struggle to access the private rental Market. In addition to affordability, HMOs provide flexibility in tenancy arrangements, often offering shorter-term leases compared to traditional rentals, which can suit people with temporary or fluctuating housing. This helps reduce financial strain and provides options for people seeking accessible and cost-effective housing solutions in areas where single-occupancy rentals are prohibitively expensive. HMOs also contribute to the efficient use of existing housing stock, reducing the pressure on local authorities to provide new housing developments, particularly in densely populated areas. By maximizing the occupancy of larger properties, they help meet housing demand without the need for additional land use or extensive construction, aligning with sustainable housing goals.

In summary, HMOs offer a practical, flexible, and affordable living solution that meets the needs of individuals who might otherwise be priced out of the housing market, while also alleviating housing demand pressures on local governments.

3.10 / INITIAL PRE-APPLICATION ADVICE

Prior to the submission of this Certificate of Lawful Development application, Rochdale Council were contacted in order to clarify the Council's position regarding whether a small House in Multiple Occupation (Use Class C4) continues to constitute a "dwellinghouse" for the purposes of permitted development rights under the GPDO. The Council's response is provided below:

On 12/05/2026 10:53 BST Development Management <development.management@rochdale.gov.uk> wrote:

Dear Mr Wade,

Thank you for your enquiry.

The Council notes that Schedule 2, Part 3, Class L of the GPDO expressly permits changes of use between Class C3 (dwellinghouses) and Class C4 (small HMOs), subject to the limitations set out in Class L.1.

In this context, and having regard to the LB Brent v SoS (2022) judgment, the Council accepts that, in principle, a property in lawful C4 use may still fall within the definition of a "dwellinghouse" for the purposes of permitted development rights.

Accordingly, where a property has lawfully changed from C3 to C4 under Class L (and is not within an Article 4 Direction area), permitted development rights under the GPDO may, in principle, continue to apply. This remains subject to:

- The proposal complying with all relevant GPDO limitations and conditions;*
- The property continuing to function as a single planning unit and retaining the characteristics of a dwellinghouse; and*
- Any site-specific restrictions or previous development.*

Given that these matters are fact-specific, the submission of a Lawful Development Certificate is recommended to confirm the position.

Kind Regards,

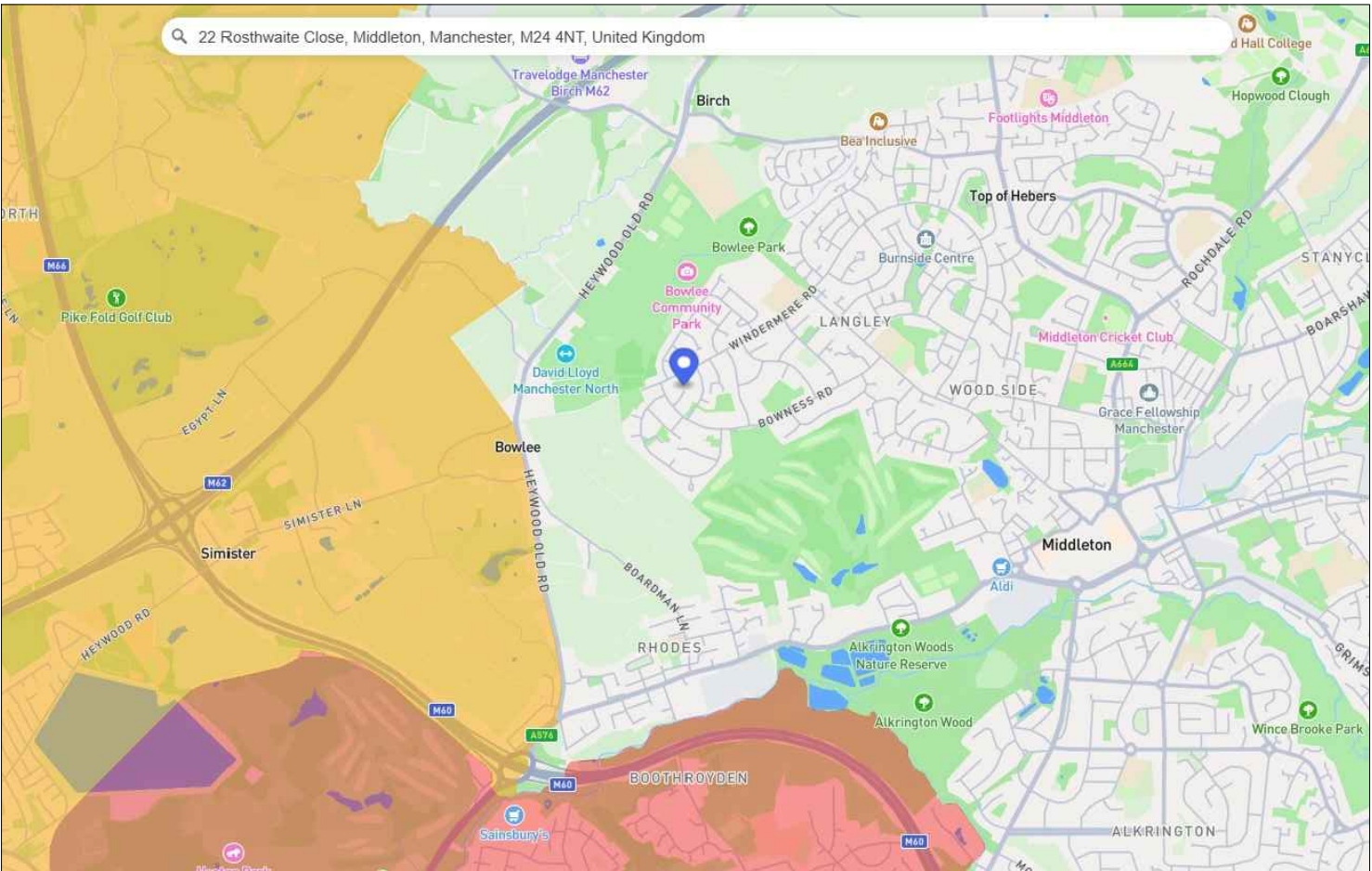
*Development Management
Economy
Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street, Rochdale, OL16 1XU*

*To access our services go to www.rochdale.gov.uk
For news, events and social media updates go to www.rochdale.gov.uk/newsandevents
Please consider the environment before printing this email.*

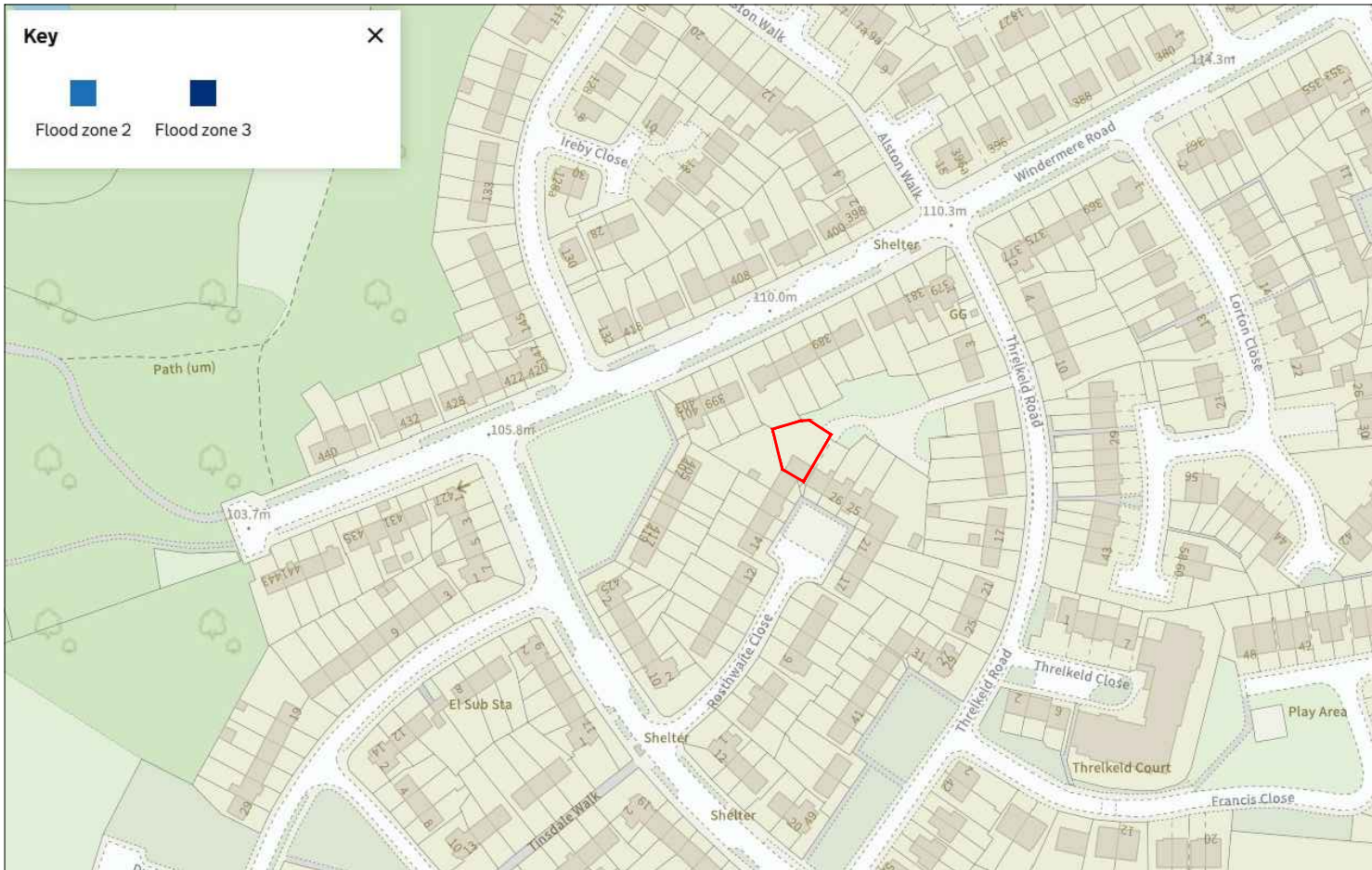
Land Use Map (Unitary Development Plan)



Article 4 Area Map (Site lies outside Article 4 Direction Area)



Flood Risk Map (Site within Flood Zone 1)



Rear 3D View of Site



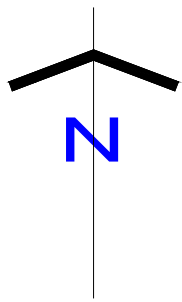
EXISTING SITE PHOTOS



P4BA - DEVELOPED DESIGN

Site Location

P4bA



Existing Building

P4bA



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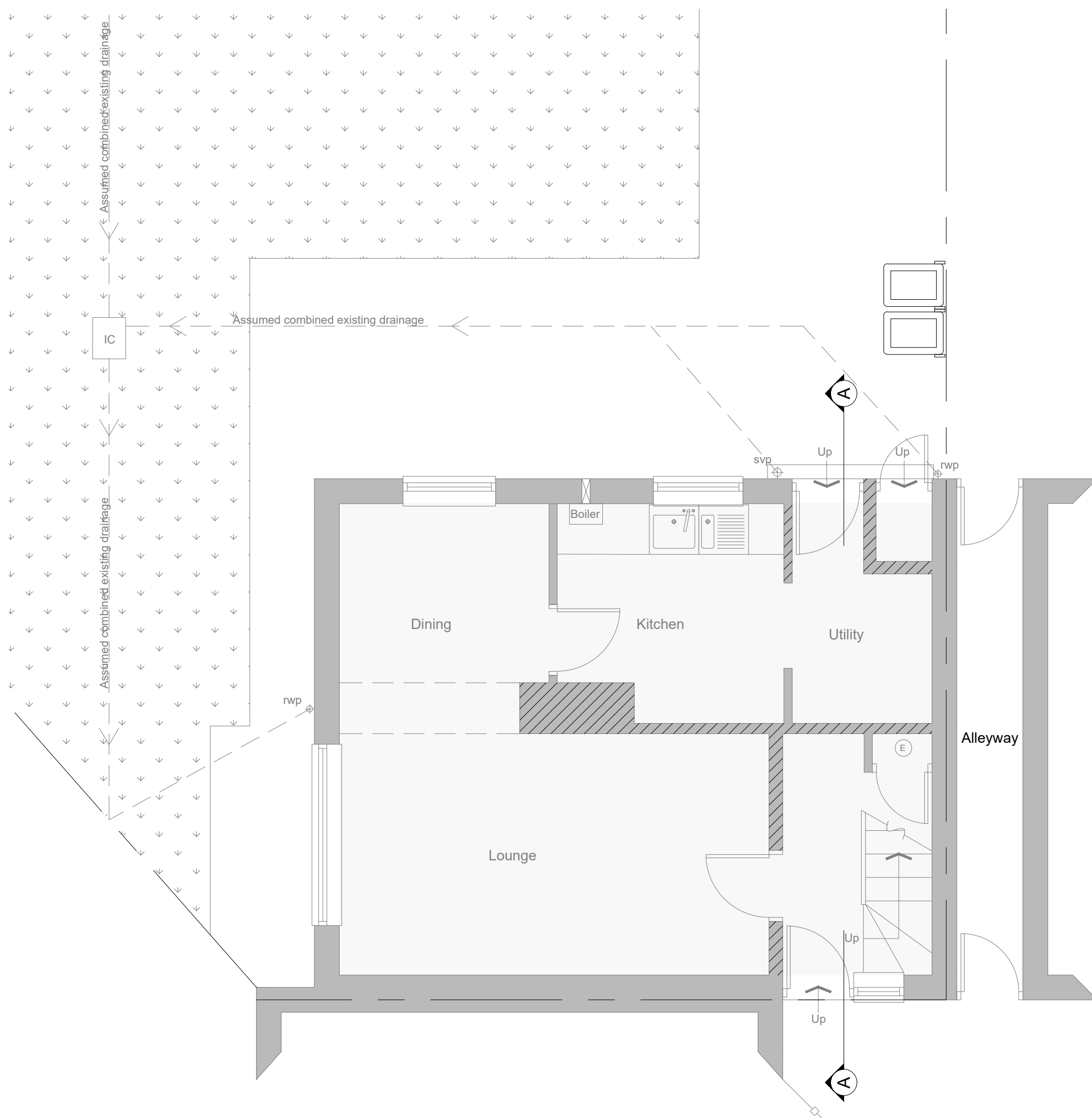
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Key:

 Assumed Existing Masonry Wall. Subject to on-site contractor confirmation.



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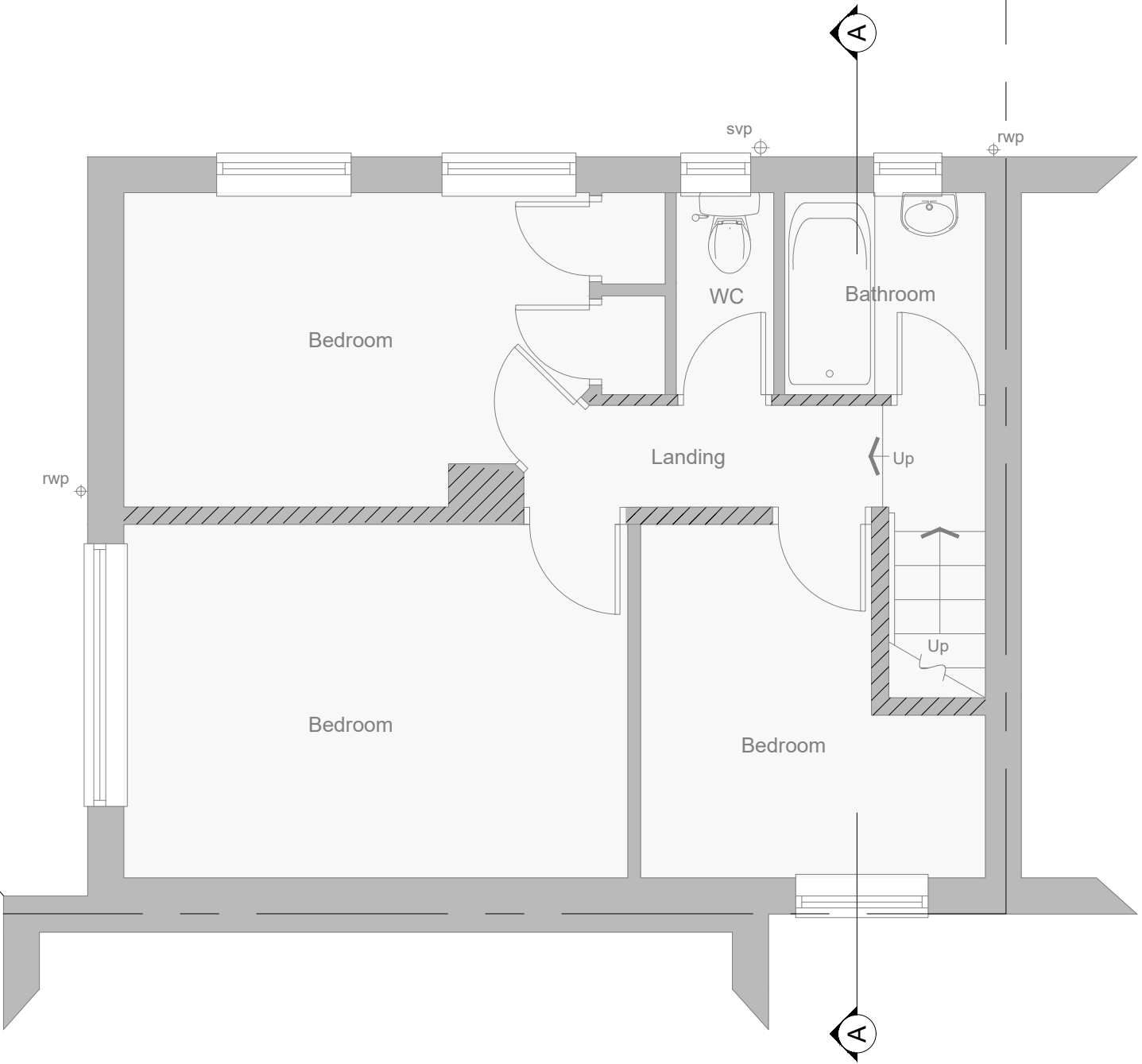
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Key:



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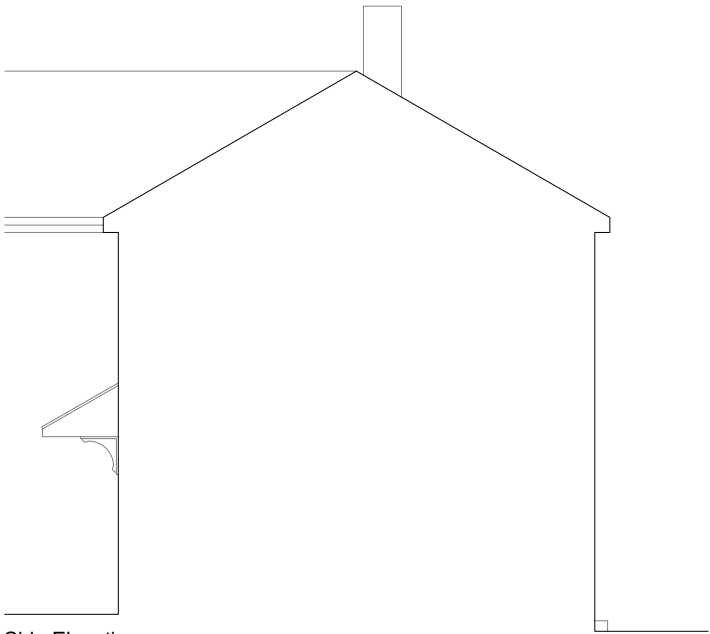
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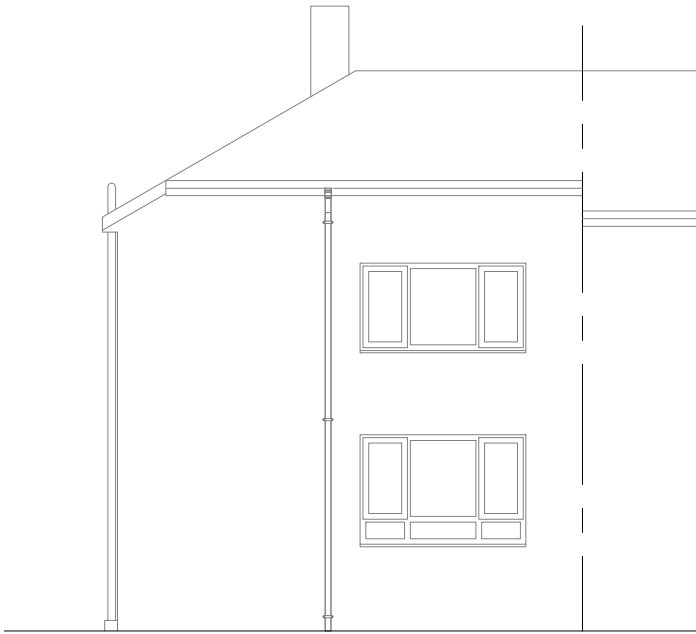
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

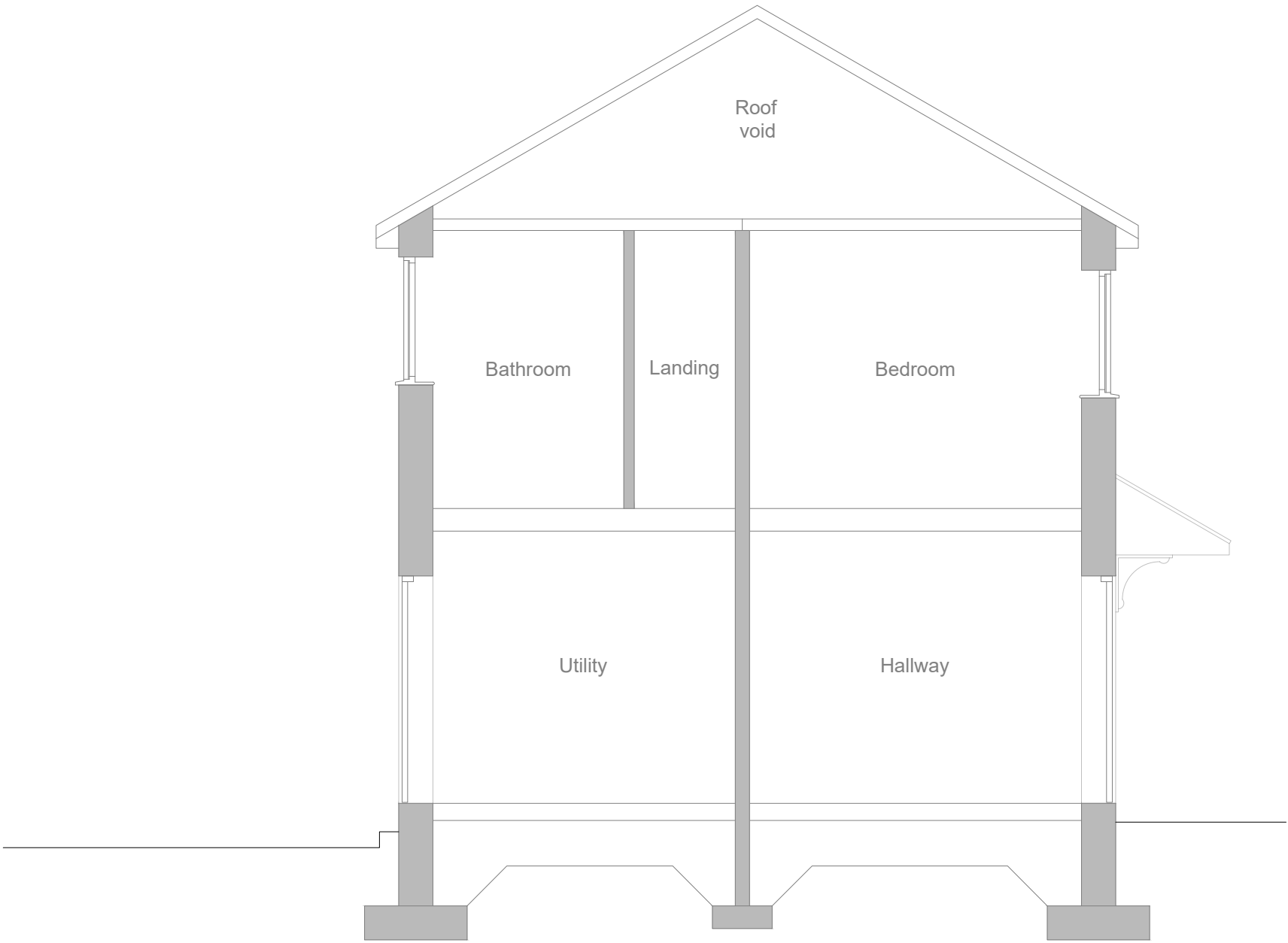
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Proposed Building

P4bA

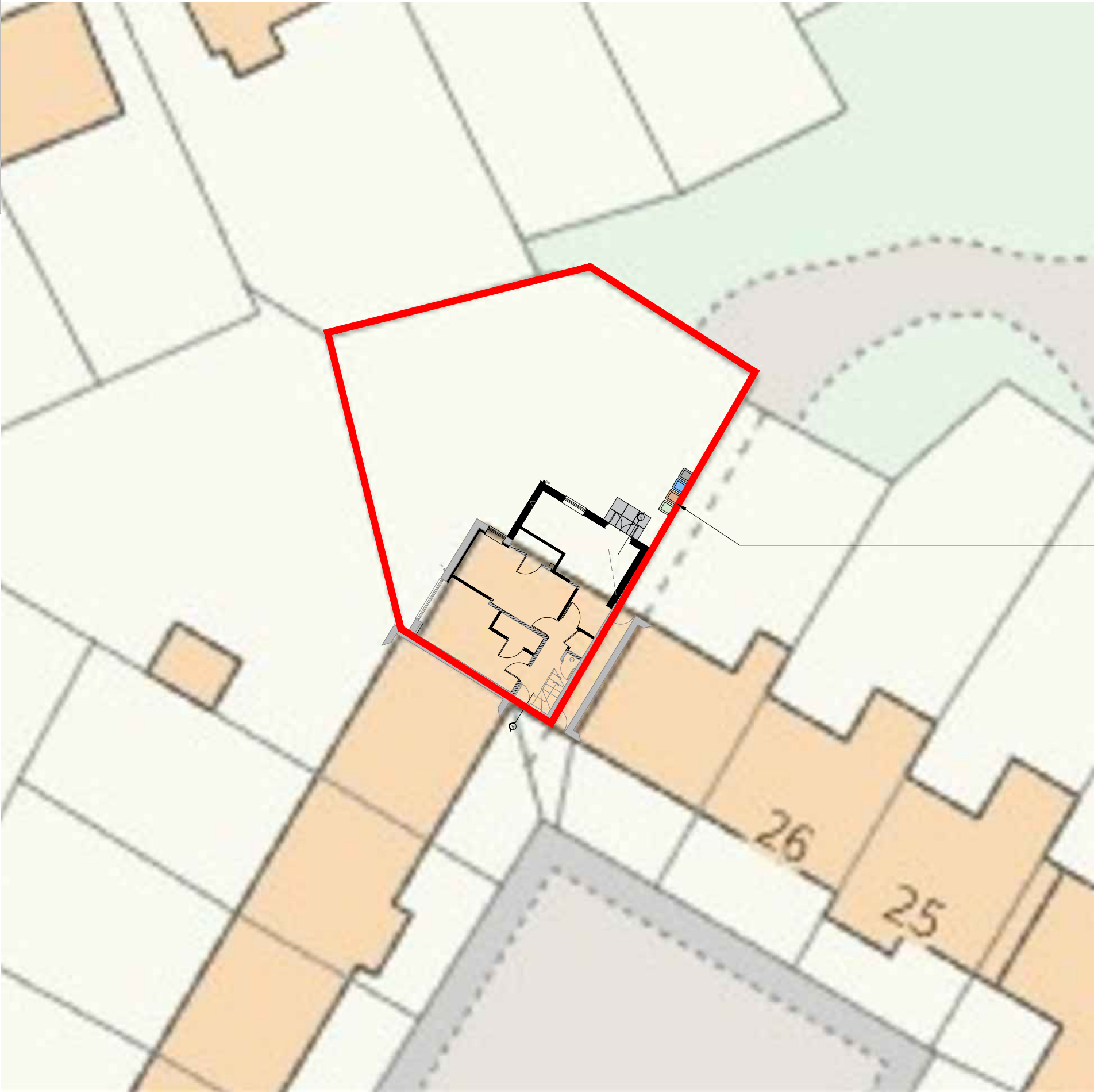
Key:

240Ltr General Waste (Wheeled Black Bin)

240Ltr Food Waste Bin (Wheeled Green Bin)

240Ltr Mixed Pulpable (Wheeled Blue Bin)

240Ltr Co-Mingled (Wheeled Brown Bin)



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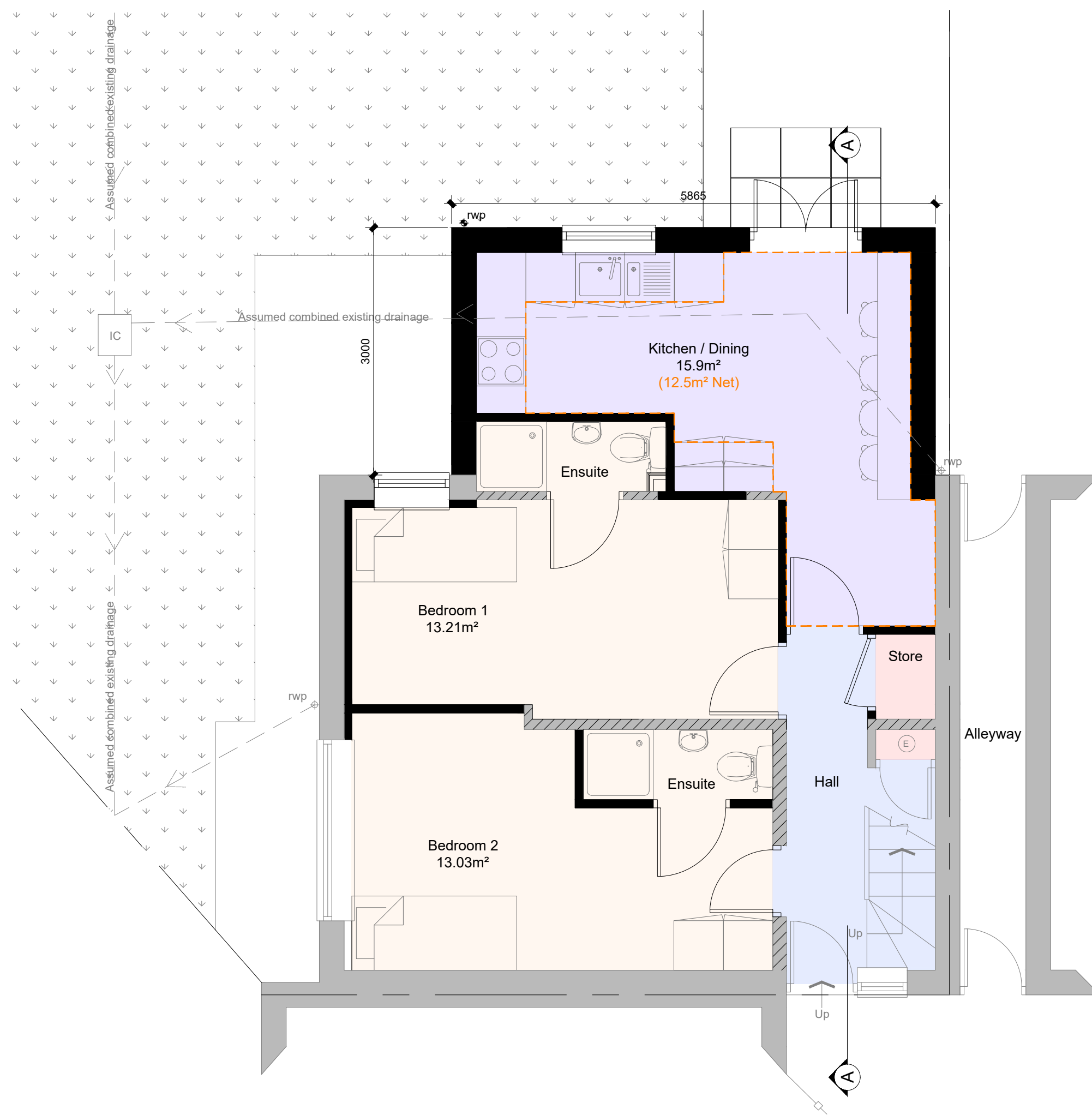
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Structural Design

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Schedule of Accommodation	
	1 Person Ensuite Bedroom
Level 0	2
Level 1	2
Total	4

Design Key	
	EnSuite Bedroom
	Store
	Circulation
	Kitchen / Diner
	Site Boundary Line
	Usable Floor Area
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window

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Level 0	2
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Design Key

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	Site Boundary Line
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	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window



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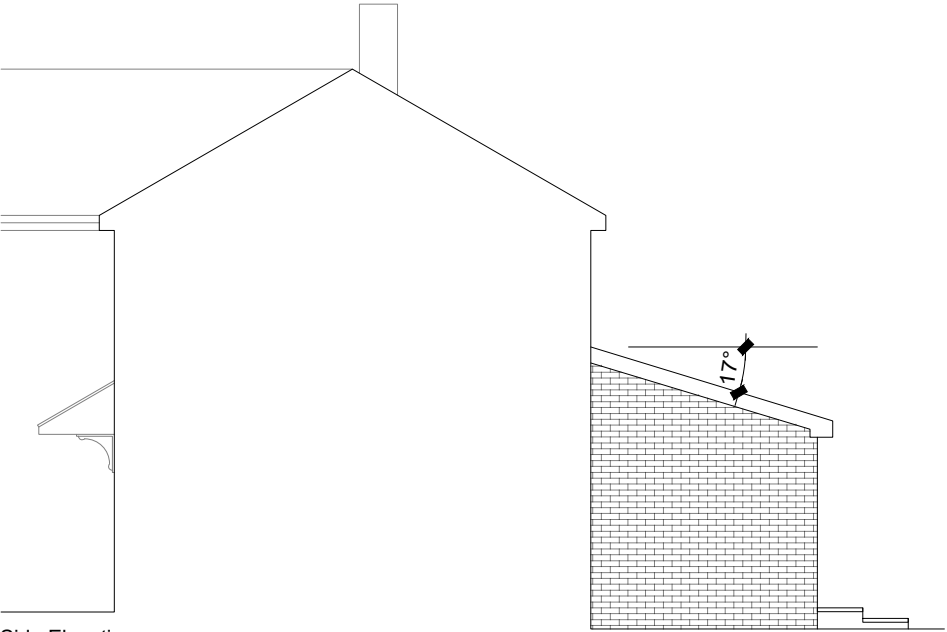
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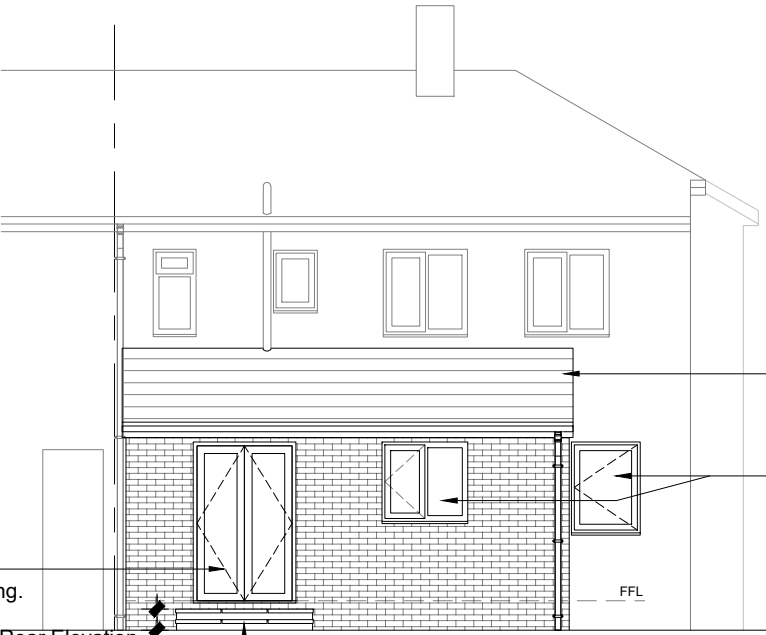
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Front Elevation



Side Elevation



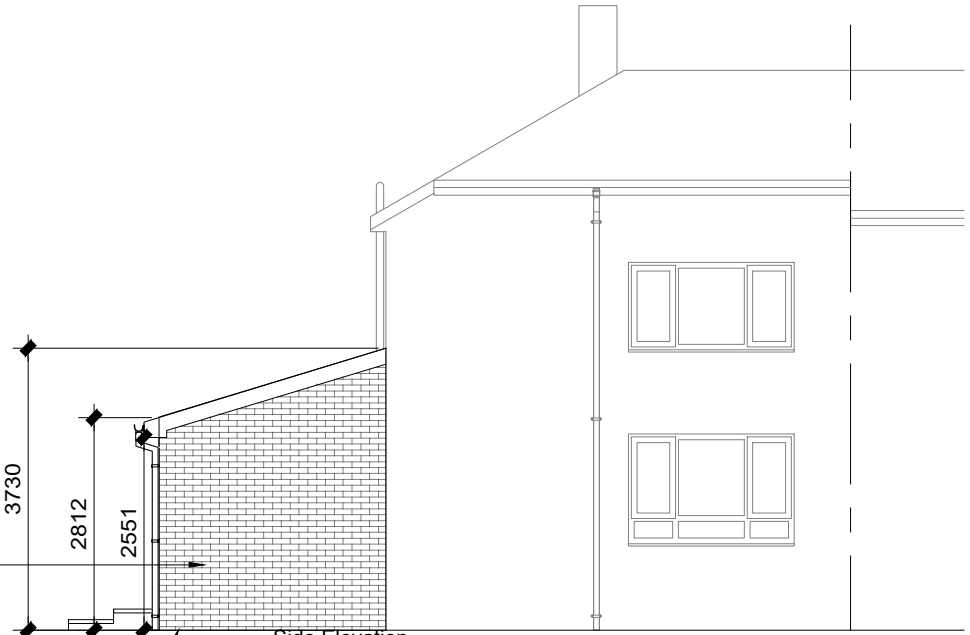
Rear Elevation

New roof tiles to match the existing.

New white upvc windows to match the existing.

New facing brickwork to match the existing.

New black upvc rainwater pipe to match the existing.



Side Elevation

New white upvc french doors to match the existing.

New flagged steps to match the existing. Existing slabs to be used where possible.

10A. Proposed Elevations

26019 0m 1 2 3 4 5m

1:100 @A3

CoU C3 - C4 HMO with PD Extension

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P4BA

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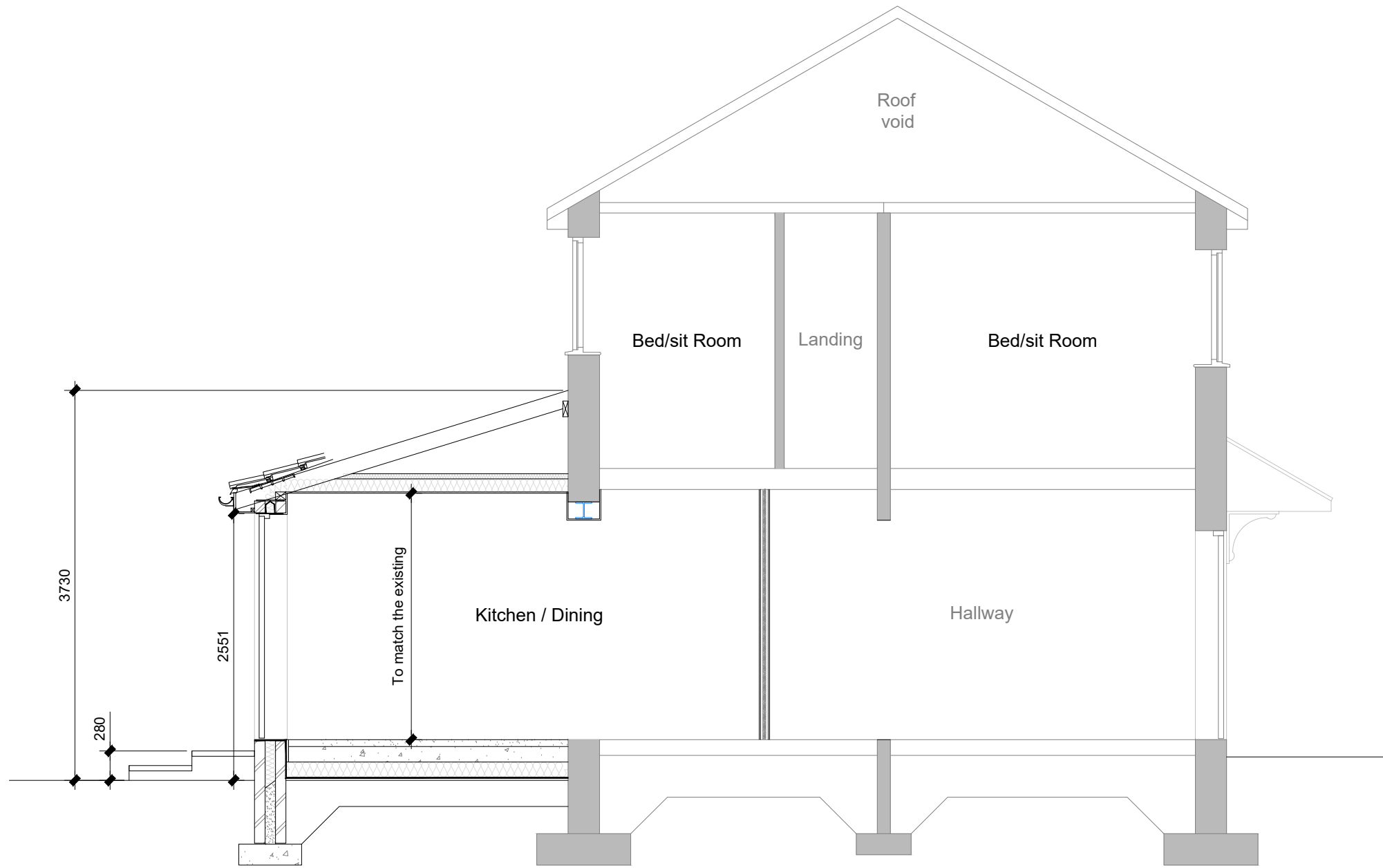
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