

Dear Clare

PVNF **objects** to the proposed change of use at 37 Park Street, Prestwich (C3 dwelling to C4 HMO for up to 5 residents) on the following grounds:

1. The property is an end house in a row of garden fronted terraced properties (generally 3 bed), where there is good demand for family housing. It can and should remain as a single dwelling, and there is no case to suggest that the retention of this house for such a use is not financially feasible. Demand for 4-bed family housing is endorsed by the Housing Needs Assessment that was undertaken for PVNF, which demonstrated that it is family housing and good quality 2-bed accommodation that is required to meet local housing needs and aspirations. It also concluded that there is no need for one-bed accommodation, particularly poor-quality flats, which is the type of accommodation that would be provided by this application
2. The application would harm the amenity of the adjoining residential properties by the change in the character of the house into an HMO, by way of additional noise, potential anti-social behaviour, and the impact on on-street parking. There is already pressure on street parking in this area due to its location close to the Metrolink, park, and other amenities, and this application will exacerbate this problem
3. The proposed accommodation is an over-development of an existing single dwelling with poor internal specification. Two bedrooms only just reaching minimum space standards, with tiny rooms and very limited shared internal space, and narrow corridors throughout. The upper bedrooms will need to use a downstairs bathroom, and whilst this is not so much an issue in a single-family dwelling, it is more of an issue in one containing up to 5 unrelated adults. The type of accommodation proposed will only attract transient groups, which does nothing to support the sustainability of the local area

It is for these reasons that PVNF considers the proposal to be inappropriate, unsustainable, and contrary to the evidence base that currently exists for Local Housing Needs in the area

Kind Regards

Carol

Carol Baker- Longshaw (Dr).
Chair

Prestwich Village Neighbourhood Forum

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