

COVER LETTER

GSS24129 – 31 Hilton Crescent

Introduction

This cover letter accompanies the planning application for the change of use at 31 Hilton Crescent, Prestwich. The proposal seeks to change of use from 5 bed/6 person HMO (Class C4) to 7 bed/ 7 person HMO, including a loft conversion with rear dormer.

Formal description of the development

‘Change of use from 5 bed/6 person HMO (Class C4) to 7 bed/7 person HMO, including a loft conversion with rear dormer.’

Existing Site

The site is located at 31 Hilton Crescent, Prestwich, M25 9NQ. The property currently comprises of four single occupancy bedrooms with ensuite, and one double occupancy bedroom with ensuite. These are distributed across the ground and first floors, forming a 5 bed/6 person HMO.

The surrounding area predominantly comprised of C3 residential dwellings. Notably, there is no Article 4 in place for this area. As such, the conversion from C3 to C4 HMO for up to six occupants is allowed without the need for further planning permission.

Proposal

The applicant now seeks to convert the existing 5bed/ 6 person HMO into a 7 bed/7 person HMO, including a loft conversion with rear dormer. The proposed 7 bedroom, 7 person HMO fully complies with the minimum size requirement outlined in the Bury Council guidance for Houses in Multiple Occupation. Each bedroom exceeds the minimum recommended area of 10m² for a combined bedroom and living room, with the smallest proposed bedroom measuring 12.5m². Additionally, the proposed communal kitchen surpasses the council’s minimum requirements of 10.2m².

The proposed loft conversion with a rear dormer should be considered acceptable, as it is designed to match the existing external features of the building. If this loft conversion with a rear dormer were applied for under Class C3, it would fall under permitted development and would not require a full planning application.

In conclusion, the proposed conversion demonstrates full compliance with the local council regulations and guidelines, ensuring high quality living standards for future occupants.