

78 Church Street West, Radcliffe. M26 2SY.

Proposed conversion to HMO

PLANNING STATEMENT

Introduction & Background

This Statement has been prepared to address the reasons the application was refused.

1)The design of the proposed window openings associated with bedrooms 11, 13, 10, 12, 15, 27, 24 and 26 is neither appropriate to, nor sympathetic with the existing structure, and would be detrimental to the visual amenity of the area.

All windows replaced but will match the existing fenestration and material type – White UPVC DG.

2)The application and submitted plans contain insufficient information to ensure that access to and provision of adequate off-highway bin storage arrangements can be provided for use proposed within the curtilage of the site in order to ensure that the adjacent adopted highways and adjacent external amenity space are not used for refuse collection purposes or the storage of communal bins.

Off-highway bin area along with Bin Waggon access route illustrated within the plans. Occupants safe access route also shown.

3) The proposed development, by virtue of the proposed density and layout as shown would lead to a poor arrangement of individual and shared accommodation available for the future occupiers of the property and as such would have a detrimental impact on residential amenity of the occupiers.

The number of Bedroom has been reduced from 35 to 28, all En-Suite. Larger Communal internal and External areas included within the application.

4)The development would by virtue of the scale and density of the development proposed be seriously detrimental to the residential amenities of nearby occupiers, by reason of the noise, disturbance and general activity associated with the proposed use.

Communal Areas to the rear of the property away from the Highway. Walking access for the occupants is to both the front and rear, the main Car-Park is to the rear along with Bin storage. Noise to the front will be to a minimum due to the Nature of the layout of the said Communal Areas and Off-Road Parking.

5)The proposal would result in the significant intensification of the use of a building with no off-street parking facilities and limited cycle storage within the curtilage of the site, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the surrounding residential streets and classified roads where on-street parking facilities are at a premium at all times of day, which would have a significant impact on existing parking facilities for existing residents and be detrimental to the free flow of traffic and road safety

Allocated Off-Road Car-Parking is to the rear for 12 cars. Secure Bike Store is also within located within the property.