

Housing Density Statement - 37 Park Street, Prestwich, Manchester, M25 1EU

Policy JP-H4: Density of New Housing

This statement has been prepared in response to the Local Planning Authority's request for additional information regarding compliance with Policy JP-H4 of the Places for Everyone Joint Development Plan.

Whilst Policy JP-H4 principally relates to proposals for **new residential development**, the following information has been provided to assist the Local Planning Authority in its assessment of this application.

The proposal comprises the **change of use of an existing dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4)** accommodating a maximum of five residents. The proposal does not involve the subdivision of the property into separate self-contained dwellings, the construction of any new residential units, or any extension to the existing building. The development therefore retains a single residential planning unit and represents a change in the manner of occupation rather than an increase in the number of dwellings.

The application site extends to approximately **0.019 hectares**. As the proposal retains **one dwelling** on the site, the residential density is calculated as follows:

- Site Area: **0.019 hectares**
- Number of Dwellings: **1**
- Residential Density: **Approximately 53 dwellings per hectare (dph)**

The proposal therefore maintains the existing residential density of the site, with no increase in the number of dwellings or intensity of built development.

The property occupies a sustainable urban location within walking distance of Prestwich town centre, local services, employment opportunities, bus routes and Prestwich Metrolink Station. The proposal makes efficient use of the existing housing stock by adapting an established residential property to provide high-quality shared accommodation, without altering the prevailing pattern, scale or density of development within the surrounding area.

As no additional dwellings are created, the proposal will not result in overdevelopment of the site, nor will it adversely affect the character of the surrounding residential area. The proposal therefore represents an efficient and sustainable use of an existing residential property and is considered to accord with the objectives of Policy JP-H4.

Note: The above density calculation is based on an application site area of approximately **0.019 hectares**. Should the Local Planning Authority calculate the site area differently from the submitted location plan, the resulting density can be adjusted

accordingly; however, the proposal will remain a single dwelling occupied as a small House in Multiple Occupation (Use Class C4).