

Dear Clare,

PVNF **OBJECT** to this application in the strongest terms and for the following reasons:

- 1. The proposed accommodation is a complete over-development of a relatively small building, with minuscule bedrooms, just one small bathroom / WC and limited shared space. There is no outside amenity space or off street parking provided. The proposals plan (the only plan provided) indicates a bike store - that would struggle to accommodate more than one bike and would necessitate bringing the bike into the single shared space for all kitchen / dining / living. This would impact on the quality of that space for residents low quality accommodation is only likely to attract very transient groups who will have no commitment to the local community*
- 2. The building is located at the junction of Bury Old Road with Newtown Street and the lack of off street parking means that visitors to the property or residents having a car is likely to increase on street parking, making this junction more dangerous*
- 3. The plans for the conversion of the building are inadequate and there is an almost total lack of information regarding any alterations to the external alteration of the building which need to take place for any residential conversion of this property and which should be in line with PVNF's Design Code*
- 4. PVNF also recently commissioned a Housing Needs Assessment for the Neighbourhood area and it clearly shows that the need within the area is for two and four bedroom properties, with least need (or demand) for small and one bedroom properties, particularly those of such low quality*
- 5. Whilst the existing building is vacant this does not justify its conversion for such low quality development. The building would be better re-used for retail / food & drink use at ground floor with possibly the conversion of the upper floor for a single flat, ensuring that the elevational treatment of the building is improved. A conversion on this basis would not just make effective use of the building but would support the many other policies within the PfE and the NPPF, including those of good design, regeneration of local centres, the*

development and regeneration of sustainable neighbourhoods and the development of good quality housing in line with local needs

We urge you to reject this application

Kind Regards

Carol

Carol Baker-Longshaw (Dr)

(Chair)

Prestwich Village Neighbourhood Forum