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GREEN

WORK

LIVE

PLAY

SHOP

LEISURE

Change of Use from single dwelling into 3, self-contained apartments;
application of etched glazing to first floor north-western facing window:
Summerfield Bungalow, Summerfield Drive, Manchester M25 9XS. nov 24

The property is under new ownership and the application seeks retrospective change of use to regularise the conversion of a 2 storey dwelling into 3 self-contained apartments, also capable of being used as short term holidays lets. The building has effectively been operating as 3 one bedroom units with a communal garden since 2012 when the garage was converted into additional living space and the main house subdivided. Up until the end of the pandemic, the upper level apartments were let on a long lease to key workers from Salford Royal Hospital and the former landlord lived in the basement.

Since January 2022 the upper apartments began to be let on a short term basis as one bed apartmernts and have been successfully advertised on the Airbnb website with strong, sustained demand.

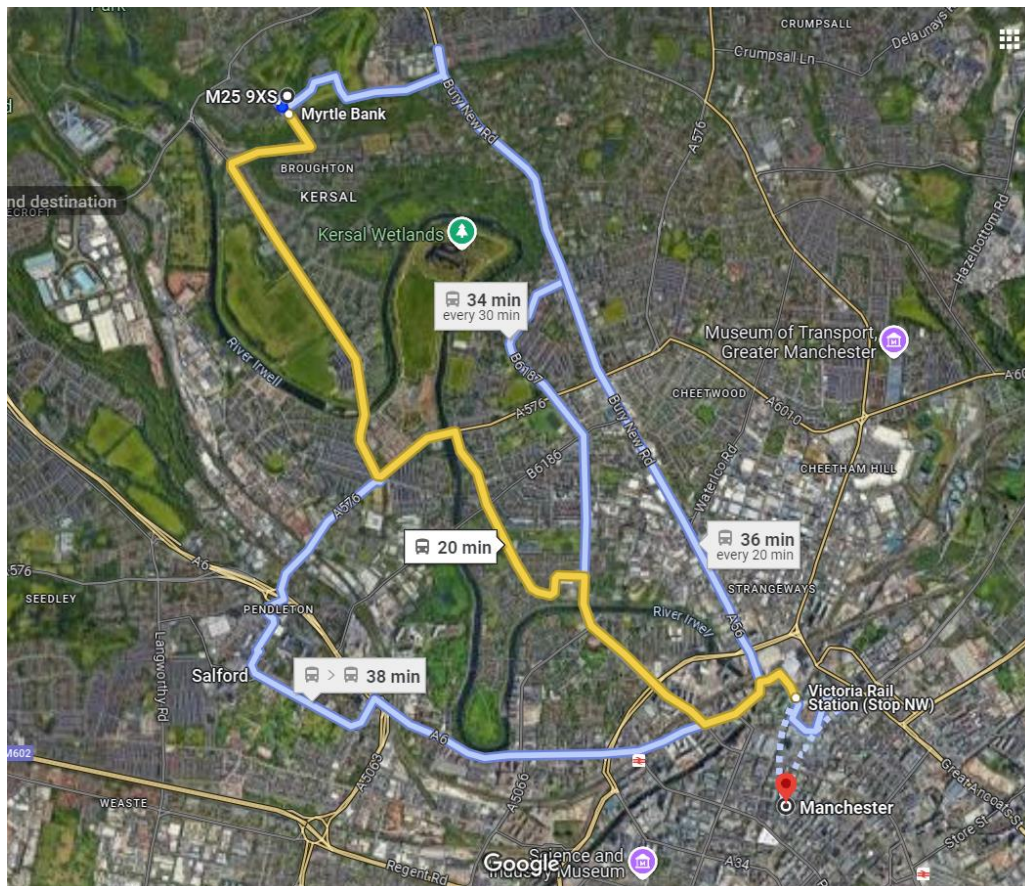


Summerfield Bungalow viewed from the end of Summerfield Drive.

The property has a large garden and is surrounded by plenty of green space affording a semi-rural character yet has good, public transport links being around 20mins by bus into

the city centre. This has led to the property being popular with a range of customers including BBC filming crews, bands with gigs in nearby Heaton Park and the wider city and people relocating to the UK from countries including Hong Kong, Canada, USA, Germany, Pakistan and India.

The large garden and tranquil setting has also been popular with families travelling with children including those attending Manchester City's Summer football academy. Finally it has also been let to doctors who have residency in nearby Salford Royal Hospital and building crews temporarily working in the city.



The property is surrounded by green space but has good links to the city centre.



Communal garden area



Property is relative secluded

The building is in Flood Zone 1 and, with no external changes to the property proposed, the application should not increase the likelihood of flooding elsewhere.. Moreover, there is on site parking for 3 vehicles plus additional space along nearby Heathlands Drive if required. There is also space for storage for upto 5 bikes behind the parking area.

Bin storage would also be located at lower ground level accessible directly off the street.



Property also has room for three separate parking spaces.



Property from the top of Summerfield Drive

To date there has been no issues arising from the use of the premises as a short term let or evidence of having caused nuisance to the neighbours, Likewise, there have been no security issues nor suggestion that it affects the sense of community of the area where the neighbouring properties are well spaced apart and the garden being private and orientated away from neighbours. Nonetheless, the new owner still proposes to install a CCTV system to monitor the garden and parking area, also sound monitors and signage requesting guests respect the privacy of neighbouring properties.

Moreover, none of the apartments are listed as offering professional hospitality and the following are expressly forbidden:

- **Disruptive gatherings:** Gatherings that threaten the safety of or disturb the surrounding community are not allowed, regardless of size, there are strict Airbnb rules against disruptive parties and events.
- **“Party house” listings:** Unless hosting as part of a professional hospitality business, Hosts should not encourage or otherwise permit disruptive gatherings, parties or events in their listing descriptions or elsewhere.
- **Community nuisances:** Disruptive behaviour and actions including excessive smoking around neighbours or smoking in areas where smoking is prohibited, littering, making excessive noise or obstructing a neighbour’s access to their home aren’t allowed.

That said, the demand for such a service is clearly significant and it brings visitors to the city that might otherwise not visit. Moreover, the quality of reviews (sample below) mean it is clearly in the interest of the new owner to self regulate and maintain a good reputation to continue to attract well behaved guests.

Places for Everyone Joint Development Plan Document

JP-S2: Carbon and Energy – Energy statement to set out how the proposal complies with Policy JP-S2.

The building was built in the 1950's and has undergone a series of improvements over the past few years to improve the energy performance. Moreover, the financial viability of upgrading the carbon footprint of an existing building is clearly more restrictive than with a new build. Nonetheless, the following measures have been/would be adopted since the original change of use:

1. 2014 – cavity fill insulation was injected into the existing, cavity walls. This improved the thermal performance of the original wall by approximately 70%.
2. 2019 - 150mm Kingspan PIR insulation was installed in the roof void.
3. New double glazed windows have been installed.
4. The above measures culminated in the building being awarded an Energy Performance Certification of "C" (see appendix C).
5. 3 new, 7 kW charging points would be installed as part of this application.
6. The premises are not a "new building" under the Part L 2022 classification and hence are compliant when assessed against the "existing dwelling" U value criteria.

Table 4.3 Limiting U-values for existing elements in existing dwellings		
Element	U-value ⁽¹⁾ W/(m ² .K)	
	(a) Threshold	(b) Improved
Roof ⁽²⁾⁽³⁾⁽⁴⁾	0.35	0.16
Wall – cavity insulation ⁽²⁾⁽⁵⁾	0.70	0.55
Wall – internal or external insulation ⁽²⁾⁽⁶⁾	0.70	0.30
Floor ⁽⁷⁾⁽⁸⁾	0.70	0.25

JP-H3: Type, Size and Design of New Housing:

All dwellings must comply with the nationally described space standards;

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

Excerpt from spatial standards.

Apartment 1 is one bed, 2 person and totals 54m².

Apartment 2 is 1 bed, 2 person and is 83m².

Apartment 3 is 1 bed, 2 person and is 75m².

Dwellings should be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations (which would be secured by a condition) unless specific site conditions make this impracticable.

The requirement is clearly impractical for the upper floor apartments since these are accessed by an existing, external staircase. There is also a single, stepped access required to gain access to the lower ground floor apartment and creation of a compliant ramp would encroach on the parking area. Moreover, since these are conversions of an existing building, they are too small to be fully compliant with the requirement of Part M4 (2). Unfortunately, compliance with part M4 (2) is impracticable.

JP-H4: Density of New Housing – Requires density appropriate to the location.

Within the ownership boundary (445m²) the resultant site density of increase to 3 apartments would be 67 dwellings/hectare.

JP-C2: Digital Connectivity – All new development to have full fibre to premises connections, unless technical infeasible and/or unviable.

All 3 apartments have full fibre internet connections and wifi (BT Openreach).

Appendix A – sample of reviews.



Guest reviews
AMAZING OPEN PLAN LIVING

10

Exceptional
frances - Young couple (United Kingdom)
Sat, 27 Jul 2024 10:59

10

Exceptional
Donna - Young couple (United Kingdom)
Tue, 9 Jul 2024 09:56

10

Exceptional
mark - Family with young children (United Kingdom)
Wed, 19 Jun 2024 13:26

10

Great value for money
paul - Family with young children (United Kingdom)
Sun, 16 Jun 2024 21:16

9

Superb
Conor - Group (Ireland)
Sat, 25 May 2024 14:03

10

Was perfect and near Manchester
Saoussene - Group (France)
Mon, 20 May 2024 10:47



Guest reviews
AMAZING OPEN PLAN LIVING

10

Very relaxing with privacy apartment had everything you could possibly need
Lois - Solo traveller (United Kingdom)
Tue, 10 Sep 2024 03:42

10

Excellent place
Gillian Haney - Family with young children (United Kingdom)
Sun, 1 Sep 2024 22:23

9

nice short comfortable stay
cheryl - Group (United Kingdom)
Mon, 26 Aug 2024 22:41

8

Very good
Hazirah - Family with young children (United Kingdom)
Sun, 25 Aug 2024 22:37

10

Comfortable, easy, reclusive.
Tia - Group (United Kingdom)
Sun, 25 Aug 2024 21:48

9

Pleasant stay
PeiNee - Family with young children (Malaysia)
Sun, 25 Aug 2024 20:51



Guest reviews

Beautiful house in the heart of...

9

Superb

Anthony - Group (United Kingdom)
Sun, 30 Jun 2024 21:53

10

Exceptional

Maria Victoria - Group (Colombia)
Thu, 27 Jun 2024 15:39

10

Amazing property - would definitely stay again!

Waseem - Family with young children (United Kingdom)
Mon, 24 Jun 2024 06:18

10

Highly recommended

renata - Family with young children (United Kingdom)
Thu, 20 Jun 2024 21:13

10

Exceptional

Rezmiya - People with friends (United Kingdom)
Fri, 31 May 2024 13:24

10

enjoyable and would love to come back

Benjamin - Group (United Kingdom)
Thu, 23 May 2024 18:35



Guest reviews

Amazing flat in the middle of th...

10

Loved it!! Great pricing! Would stay again!!

harry - Young couple (United Kingdom)
Wed, 4 Sep 2024 22:04

10

Fantastic!! Wonderful!! Lovely!! Landlords communication is gold as well!!

harry - Young couple (United Kingdom)
Tue, 3 Sep 2024 21:51

9

Superb

Alam - Family with young children (United Kingdom)
Mon, 2 Sep 2024 15:28

10

Un nid douillet au calme dans un écrin de verdure et à 15 minutes en voiture du centre deManchester

Alexandra - Family with young children (France)
Wed, 7 Aug 2024 23:02

9

Great night in a unique property.

Chris - Family with young children (United Kingdom)
Sun, 4 Aug 2024 21:32



X



Jake

July 2024

excellent for a business trip in manchester

Translated from English



Elliot, Solihull, United Kingdom

June 2024

Great place to stay. Plenty of room for larger groups

Translated from English



Bradley, England, United Kingdom

May 2024

Lovely, spacious place to stay. Great location and a responsive and helpful host. Would recommend.

Translated from English



Elizabeth

May 2024

My husband and I really enjoyed the stay, the host was really helpful especially considering we had the dog and my husband is disabled.

✓ Phone number

X



Aleksandra, London, United Kingdom

April 2024

Beautiful place in a gorgeous, peaceful location and in close proximity to nature.

The apartment was spotless and tidy and it had everything I needed to feel at home. It is evident that the host really cares about the guests' experience.

The communication with the host was brilliant- they answered all my questions, provided me with all the necessary information and made the whole process very easy.

I really recommend this Airbnb apartment to anyone looking for a nice and quiet place when visiting Manchester! I can't wait to return for another visit!

Translated from English



Mateus

April 2024

Thank you Kate. Our whole family really enjoyed the stay. Thank you so much

Translated from English

Appendix B – existing window to be fitted with etched glazing and opening restrictors



Appendix C

Energy performance certificate (EPC)

Summerfield Bungalow Summerfield Drive Prestwich MANCHESTER M25 9XS	Energy rating C	Valid until: 20 November 2032 Certificate number: 9380-2689-6290-2122-8235
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Property type

Detached bungalow

Total floor area

182 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)