

Policy JP-H3 (Housing Mix and Density)

The proposal relates to a material change of use, involving the subdivision of an existing single-storey dwelling into two self-contained residential units. No new built form or site expansion is proposed.

Policy JP-H3 of the Places for Everyone is primarily concerned with achieving an appropriate housing mix and density across new residential developments, particularly at a strategic scale.

Given that the application involves the conversion of an existing dwelling rather than new housing delivery, it is considered that the policy does not directly apply. However, the proposal supports the overarching objectives of JP-H3 by contributing to housing diversification within the borough, providing smaller, policy-compliant units suited to a range of occupiers.

Policy JP-H4 (Affordable Housing)

Policy JP-H4 of the Places for Everyone seeks the provision of affordable housing on qualifying residential developments, typically above defined site or unit thresholds.

The proposal comprises the subdivision of a single dwelling into two units and does not meet the scale at which affordable housing contributions would be required under the policy or supporting guidance.

Accordingly, Policy JP-H4 is not considered applicable to this proposal.

Policy JP-C2 (Sustainable and Accessible Development)

Policy JP-C2 of the Places for Everyone promotes development in sustainable locations with good access to services, public transport, and infrastructure.

Whilst the policy is primarily directed at new development, the application site comprises an existing residential property located within an established urban area of Prestwich. The site benefits from established access to local services, public transport links, and community infrastructure.

As such, although the policy is not directly applicable to a material change of use, the proposal is considered to be consistent with its overarching objectives and does not give rise to any sustainability concerns.