

Prestwich Village Neighbourhood Forum (PVNF) have now considered the application Reference 70742- and object to this proposal, which proposes a 10 bed HMO on an existing detached house and training pool building. We object on the following grounds

1. The application site is quite restricted located within a tightly developed (mostly terraced and small semi-detached properties) where there is already a problem of on street parking. The application proposes a 10 bed unit with no off street car parking at all. The applicant has tried to justify this by suggesting that the occupants will not have cars as the target groups (students, young low earners, migrant workers) won't have cars. This is just an assumption as many low income households and students have cars, often because they don't work in higher paid jobs in accessible city or town centres but in warehouses, etc where there is little public transport. The lack of any car parking will impact seriously on the surrounding neighbourhood and put pressure on the streets that are already heavily used for on street parking
2. The applicant states that there is already permitted development for an HMO of up to 4 beds as justification for the current application because, presumably a principal of HMO use at the site has been established. However a change of use for 4 bed spaces is very different in scale to one of 10 bed spaces so we do not accept this argument.
3. The proposed change of use will have limited shared amenity space within the property for 10 bedrooms and also in the external area, which means that the property will not be a particularly attractive place to live. As a result it will inevitably only attract transient groups who have very limited choice of where to live. This will inevitably include groups who may be on the margins of society including those drawn or involved in anti-social behaviour. There is therefore a very real risk of an increase in these activities within the surrounding residential area

In summary, this application proposes an over-intensification of a residential property (and pool room) that will have a significant detrimental impact on the surrounding neighbourhood. It proposes to cram as many small bedrooms into a residential house and pool room (the latter, not particularly suitable for residential development) as is physically possible with no regard to the physical appearance of the building or its impact on the surrounding street scene. It is completely contrary to the aims and objectives of our developing Neighbourhood Plan and with the feedback that we have already received from local residents (including our consultation events already held at Prestwich Cricket, Tennis & Bowling Club and Prestwich Clough Day this year).

Prestwich Village Neighbourhood Forum

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