

DELEGATED REPORT

Report by Helen Pressley	Date of report: 09/04/2026	Ref: 72877/FUL
Registration: 19/02/2026	LDFC: 08/04/2026	Expiry Date: 16/04/2026
Site Visit: 18/03/2026	Site Notice: 13/03/2026	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: COUS

Proposal: Change of use of existing dwellinghouse (Class C3) to 5 person house in multiple occupation (HMO) (Class C4) with minor external alterations

Location: 68 Church Street West, Radcliffe, Manchester, M26 2SY

Description

The application relates to a mid-terraced dwelling house fronting 68 Church Street West. The premises has an existing two storey outrigger that projects into the existing rear yard, and a small pitched roof dormer to the front elevation. The dwelling also has use of a separate piece of land, and shed that is located to the rear of the site separated from the site by an existing rear ginnel.

Planning permission is sought to change of use of existing dwellinghouse (Class C3) to 5 person house in multiple occupation (HMO) (Class C4) with external alterations that include an enlarged rear ground floor window, insertion of 1 roof light to the front and 1 roof light to the rear, demolition of the shed, and installation of a cycle store within the rear yard.

Relevant Planning History

None

Publicity

Letters sent to 25 neighbouring properties 04/03/2026
Site notice posted 13/03/2026

No representations received.

Statutory/Non-Statutory Consultations

Adult Care Services - No response

Traffic Section - Conditions requested in relation to the implementation of cycle storage, bin storage and car parking.

Environmental Health - Pollution Control - No response

Greater Manchester Police - designforsecurity - Comments received in relation to the management and security of the HMO.

Waste Management - No response

Housing - Public Protection - Confirmation that the property would need an HMO licence

Greater Manchester Fire - No response

Pre-start Conditions - Applicant/Agent [Not relevant/has/has not] agreed with pre-start conditions

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/2	Townscape and Built Design
EN5/1	New Development and Flood Risk
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
JP-S5	Clean Air
JP-S4	Flood Risk and the Water Environment
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
NPPF	National Planning Policy Framework
SPD13	Conversion of Buildings to Houses in Multiple Occupation
SPD11	Parking Standards in Bury
SPD6	Supplementary Planning Document 6: Alterations & Extensions

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle (HMO Sui Generis Use)

UDP Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

UDP Policy H2/4, has specific regard to effects on amenity of neighbouring properties, general character of the area, amenity of occupants, effects from external changes on the street scene and car parking and servicing requirements. This is supported by SPD 13 - The Conversion of Buildings to Houses in Multiple Occupation that seeks to improve the standards of accommodation and reduce potential detrimental impacts on local communities. Significant weight is now given to the updated version of this SPD which has been consulted upon.

PfE Policy JP-H3 seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

Paragraph 63 of the NPPF confirms that "size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes" however no direct reference is made to HMOs or buildings of multiple occupation.

For clarification, a house in multiple occupation is a form of housing tenure, where occupants live together forming more than one household (i.e. where facilities such as kitchen, bathroom or bathrooms can be shared with other tenants).

The conversion of properties to multiple occupation can often make an important contribution to local housing stock. However, it is recognised that such conversions can put pressures on buildings, sites and areas depending upon the amount of accommodation to be provided, demands created from parking etc and thus have an adverse effect on residential amenity and the character of an area.

The main issues in relation to this proposal is the consideration of the impact of the proposed accommodation in relation to the suitability of the site and location, impacts on amenity, nature of the local environment, surrounding land uses and highway issues. These issues are discussed in more detail below and in light of the policies set out above.

Character of the Area

In order to help ensure mixed and balanced communities and to ensure that new development does not have an unacceptable impact on amenity, quality of life and residential character of the surrounding neighbourhood, SPD 13 sets out restrictions to limit the concentration of HMOs and manage the siting of HMOs relative to other HMOs. To achieve this the Council will apply three measures:

- A concentration threshold;
- Restricting the sandwiching of properties; and
- Restricting three adjacent HMOs

Concentration threshold

SPD 13 confirms that proposals that planning permission would not normally be granted for new HMOs where:

- a) Proposals would result in more than 10% of properties (residential and commercial) or more than four properties (whichever is the fewer) being classed as HMOs within a 100m buffer of the application property; or
- b) The number of HMOs already exceeds 10% of properties or four HMOs within a 100m buffer of the application property

The Register of Licenced HMOs March 2026 has therefore been reviewed. As of March 2026 there were 29no. registered HMOs within Radcliffe, 5no. are located on Church Street West. Of these HMOs 3no. are located within the 100 metre buffer zone of the site namely 74, 84 and 86 Church Street West. Approximately 3.2% of the properties within the 100 metre buffer zone would be HMOs.

As this would not exceed four properties, and equates to less than 10% of properties within the 100m buffer the proposal would not exceed the concentration threshold.

Sandwiching and three adjacent HMOs

The nearest HMO would be No. 74 Church Street West. There are currently 2no. dwellings between this existing HMO and the site. The proposal would therefore not lead to the sandwiching of HMOs, and would not lead to 3no. adjacent HMOs.

The proposal would therefore comply with the measures set out within SPD 13.

Layout and Design

In addition to the policies set out above UDP Policy EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 Sustainable Places aims to promote a series of beautiful, healthy and varied places. UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development, provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finish materials. SPD 13 confirms that it is important to ensure that HMOs provide a good standard of accommodation for their occupants.

The proposal would provide 5no. bedrooms, with a shared kitchen/dining area provided at ground floor. A shared utility/services area is also provided at first floor allowing for adequate storage within the property.

Each bedroom would exceed the minimum standards for a single occupancy room set out within SPD13. Each bedroom would have an ensuite ensuring that residents have easy

access to bathroom facilities. Each bedroom would be accessed from a hallway/corridor rather than a communal area, and the shared kitchen/dining area is located adjacent to the shared external yard area, rather than a bedroom, ensuring adequate privacy is retained.

It is considered each bedroom would have adequate light/outlook. Whilst acknowledged that bedroom 5 would only have rooflights the applicant has ensured that a new rooflight set to a height of 1.5 metres from the floor is installed to allow for an outlook from this room.

As referenced above the future occupiers would have access to an external yard area, which would also house the bin and cycle storage for the premises. This replicates the neighbouring properties which would also be required to store their bins within the rear yards and as such is considered to be acceptable. 4no. bins are shown on the proposed site plan to be utilised by future occupiers, which would comply with the requirements for a normal domestic household.

The changes proposed externally, to the fenestration of the building including the enlargement of an existing window and the insertion of rooflights are considered to be acceptable and would not have a detrimental impact on the character of the building or the locality.

Amenity

UDP Policy H2/4 requires applications for conversion to have regard to the effect on the amenity of the neighbouring properties through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes.

The proposal would not introduce any new windows at ground floor or first floor. The enlarged rear ground floor window would be screened by the existing rear boundary treatment.

The proposed front rooflight would be separated from directly facing properties by a highway and the proposed rear rooflight would be located over 30 metres from the boundary with No. 25 Crompton Place. It is therefore considered that the proposal would not lead to any undue loss of privacy.

Highways and Parking

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. This is further supported by UDP Policy H2/2 that requires proposals to demonstrate adequate car parking provision, access for both vehicles and pedestrians, and provision for public transport and the existence of any public rights of way and UDP Policy H2/4 that requires consideration of the impact of parking areas on the amenity of neighbouring properties, and the consideration of car parking and servicing requirements. Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

The site is located within a sustainable location, walking distance to the metrolink, the bus station and bus stops. The site is also located within walking distance to a number of amenities including a health centre, pharmacy and shops.

In terms of parking standards UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments. PpE Policy JP-C8 requires new development to be located and designed to enable and encourage walking, cycling and public transport use and to reduce the negative effects of car dependency.

The site is located within Zone 2 and as such 0.25 unallocated spaces per bedroom would be required. 2no. spaces are proposed to the rear of the site which would comply with this

standard. Cycle storage for 5no. cycles in accordance with SPD 11 is shown on the proposed site plan.

Carbon and Energy

PfE Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

The proposal would include the conversion of an existing building. The building currently has a G EPC rating and the applicant seeks to improve this to a C rating through a number of measures including upgraded heating, low energy lighting and improved insulation. As such it is considered that the proposal would comply with the intentions of PfE Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2 requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable.

The applicant has confirmed that the site is in a location where there is ready access to high-speed internet connections (up to 1000Mbps), and that this would be provided to the proposed accommodation.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 68CSW/199/BR, 68CSW/200/BR, 68CSW/201/BR, 68CSW/202/BR, 68CSW/203/BR, 68CSW/204/BR and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 The premises to which this approval relates shall be used as an HMO for a maximum of 5no. persons within 5no. bedrooms.
Reason. To ensure the intensification and scale of uses in the property does not extend beyond acceptable levels which could cause impact to residential amenity and highway safety in respect of the associated parking, access and servicing requirements or general activity and disturbance pursuant to Bury Unitary Development Plan and Places for Everyone Joint Development Framework Policies EN1/2 - Townscape and Built Design, H2/4 - Conversions, HT2/4 - Car Parking and New Development, JP-P1 - Sustainable Places, JP-C5 Streets for All, JP-C6 -Walking and Cycling, JP-C8 - Transport Requirements of New Development, Supplementary Planning Document 11 - Parking Standards in Bury and Supplementary Planning Document 13 - Conversion of Buildings to Houses in

Multiple Occupation.

- 4 The car parking and cycle storage arrangements indicated on approved plan reference 68CSW/200/BR shall incorporate measures to prevent the discharge of surface water onto the adopted highway and be implemented prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off-street car and cycle parking provision, in the interests of road safety pursuant to Bury Unitary Development Plan and Places for Everyone Joint Development Framework Policies EN1/2 - Townscape and Built Design, H2/4 - Conversions, HT2/4 - Car Parking and New Development, JP-P1 - Sustainable Places, JP-C5 Streets for All, JP-C6 -Walking and Cycling, JP-C8 - Transport Requirements of New Development, Supplementary Planning Document 11 - Parking Standards in Bury and Supplementary Planning Document 13 - Conversion of Buildings to Houses in Multiple Occupation.
- 5 The bin storage facilities indicated on approved plan reference 68CSW/200/BR shall be made available prior to the use hereby approved commencing and maintained thereafter.
Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway pursuant to Bury Unitary Development Plan and Places for Everyone Joint Development Framework Policies EN1/2 - Townscape and Built Design, H2/4 - Conversions, HT2/4 - Car Parking and New Development, JP-P1 - Sustainable Places, JP-C5 Streets for All, JP-C6 -Walking and Cycling, JP-C8 - Transport Requirements of New Development, Supplementary Planning Document 11 - Parking Standards in Bury and Supplementary Planning Document 13 - Conversion of Buildings to Houses in Multiple Occupation.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	09/4/2026	DM	09.04.2026