

From: Development Control <bury.gov.uk>
Sent: 16 December 2024 13:29
To: Booth, Claire <bury.gov.uk>
Subject: Re: Initial Consultation on Planning Application: 71330

Logged - Michelle

From: prestwichvnf <prestwichvnf@proton.me>
Sent: 16 December 2024 10:30
To: Development Control; Gillian Boyle; Steve Devine; Jonathan Towers; Prestwich Chef
Cc: Cllr. Thorpe, Sean <S.Thorpe@bury.gov.uk>; Cllr. O'Brien, Eamonn (Leader) <E.O'Brien@bury.gov.uk>; Cllr. Green, Debra <D.Green@bury.gov.uk>
Subject: Re: Initial Consultation on Planning Application: 71330

Dear Claire,

Proposal: Change of use from restaurant to 13 bed (single occupancy)
House of Multiple Occupation (HMO) and alterations to
external fenestration
Location: 12A Whittaker Lane, Prestwich, Manchester, M25 1FX

PVNF Board have now considered the Planning application: **71330**

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

- 1. The property is located on the main frontage of Whittaker Lane local centre, which has the potential to be a vibrant and valuable local facility at the heart of a popular residential neighbourhood. The conversion of a former commercial property, wholly for residential use would undermine the role of the centre and the recent examples of its regeneration with some independent local businesses establishing loyal clientele. There are actually very few vacancies of retail / commercial units along Whittaker Lane and the ground floor of this building should be retained for such use. The conversion of the property into low quality accommodation (see point s2 & 3 below) would undermine the regeneration of not just the centre itself but the amenity of the surrounding residential area including the vacant site to the rear (former Printworks)*
- 2. The proposed accommodation is a complete over-development of the building, with tiny rooms and very limited shared internal or outside amenity space. Such low quality accommodation is only likely to attract very transient groups who will have no commitment to the local community*
- 3. The building is located at the junction of Whittaker Lane and Store Street which is already a very cramped location. Store street is a cul-de-sac and any vehicles accessing or*

wishing to park at the property will create a traffic hazard at this location and place further pressure on local residential streets which already have limited parking

4. The plans for the conversion of the building are completely inadequate and plans showing the proposed elevation treatment to the building seem to be incomplete. The building itself has some quality but has suffered from some unsympathetic alterations in the past with the removal of the original attractive shop windows. It could be sympathetically renovated, in line with the Design Code, that PVNF have recently commissioned and which will form a major part of our Neighbourhood Plan

5. 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

6. The applicant's agent has attempted to justify the proposed conversion by reference to the PfE and NPPF because it makes full use of existing buildings. We do not disagree with the aims of these plans in making the best use of brownfield land and existing buildings but it is disingenuous to attempt to use these broad objectives to support low quality and inappropriate development. The building would be better re-used for retail / food & drink use at ground floor with the conversion of the upper floors for two bedroom accommodation and 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

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