

Application Number 18/00930/FUL & 18/00946/LBC

Proposal Change of use of a listed building from B1 (offices) to Sui Generis (12 no. unit House of Multiple Occupation).

Site 53 - 55 Stockport Road, Denton, M34 6DB

Applicant Infinity Property Investing Ltd.

Recommendation Approve, subject to conditions

Reason for report Application called up by Councillor Allison Gwynne

Addendum

Following the publication of the main report there are some minor drafting errors. The purpose of this update is to address these for completeness and the avoidance of any doubt. The following paragraphs should now supersede those originally published:

Paragraph:

9.4 – NPPF paragraph 11 states that where a 5yr supply cannot be demonstrated the presumption in favour of sustainable development should apply. For decision making where there are no relevant development plan policies this means granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

9.7 – The Housing Needs Assessment makes no explicit reference to Houses in Multiple Occupation. It does, however, identify a recognised need for one bedroomed accommodation within the Borough. The private rented sector actively addresses housing requirements and at present only 3.5% of the housing stock within Denton South is privately rented which suggests there is no over-concentration of Houses in Multiple Occupation in this locality.

9.8 –The property is located with the Denton town centre boundary but does not fall within a defined Primary Shopping Area. Therefore, the premises are not subject to any protection against proposed changes of use to residential accommodation. The central location within Denton Town Centre means that the site is well located in terms of access to services, employment opportunities and public transport. Taken with the re-use and investment to a prominent listed building, the proposals would achieve the three dimensions of sustainable development (economic, social and environmental) identified within the NPPF through the contribution to the supply of housing within a sustainable location.

10.2 – Section 16 of the NPPF relates to Conserving and enhancing the historic environment. Specifically, Paragraph 192 provides guidance on the desirability of enhancing the significance of heritage assets. It states: *“In determining applications, local planning authorities should take account of:*

- a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *The desirability of new development making a positive contribution to local character and distinctiveness.”*

UDP policy C5 identifies that alternative uses of listed buildings are acceptable whereby the use would maintain the preservation of the building.

10.5 – The proposal seeks to retain all existing timber frame sash style windows to reduce the impact on the heritage asset. The replacement door is of a classic Georgian appearance which is in-keeping with the buildings historical character. The details for all external works (including any external flues etc.) can be appropriately controlled by condition.