

PLANNING STATEMENT

**Proposed change of Use Class from C3 (Dwellinghouses) to C4
(Small Houses in multiple occupation) for no more than 4 people**

Address: 75 Melville Street, Burnley, BB10 3EW

Client: K. Ross

Agent: C. Ross

Date: 20 December 2023

Revision: P01

Introduction

This planning statement has been prepared in support of the application for a Certificate of Lawful Development of Proposed Use. The proposal is for a change of Use Class from C3 (Dwellinghouses) to C4 (Small Houses in multiple occupation) for no more than 4 people.

This planning statement should be read in conjunction with the following documents:

- 75MEL-C4-01_Location Plan and Proposed Site Plan
- 75MEL-C4-02_Existing Floor Plans
- 75MEL-C4-03_Existing Elevations
- 75MEL-C4-04_Proposed Floor Plans
- 75MEL-C4-05_Proposed Elevations

Application Site

The property address concerning this application is 75, Melville Street, Burnley, BB10 3EW. The existing property is a two-bedroom house and has been operating as a single-let rental since 2007.

In terms of context, the property is located approximately 1.2 miles NE of Burnley Town Centre. Burnley General Teaching Hospital is approximately 0.7 miles away and Heasandford Industrial Estate is approximately 0.6 miles away from the property.



Photograph of front elevation taken from Melville Street.

Proposed Change of Use

The proposal to change the use of the property from C3 to C4 is by converting the downstairs lounge into a bedroom. The tenant demographic is directed towards professionals working within the local area.

A light refurbishment of the property is proposed to enhance the interior aesthetic.

Externally, it is proposed that the existing paint around the door and window openings on the front and rear elevation will be removed to expose the original stonework. In addition, a new composite front door will replace the existing wooden door to improve the thermal performance, security and general aesthetic of the exterior.

The only two points of access to the property are provided by a front and rear door. All bedroom doors will be lockable.

All tenants will be made aware of the codes of behaviour, including for their visitors, which will set out the rules for conduct in respect of maintaining a peaceful environment for neighbours.

As a HMO, all regulations, and any new regulations, will be followed. The kitchen and all bedrooms will have smoke alarms installed and 30-minute fire-rated doors with smoke seals will be installed in all bedrooms and the entrance to the living/dining room. Fire safety instructions will also be installed on the walls of the vestibule and kitchen. An Electrical Installation Condition Report will be conducted at an interval of at least five years and the Gas Safety Certificate will be renewed annually.

Parking

There is a vehicular parking provision directly outside of the property along Melville Street. In addition, the brick wall dividing the disused coal shed in the rear garden is proposed to be demolished to provide space for tenant bike storage. 'Melville Street Stop' on Eastern Avenue is within close proximity to the property and provides public bus transportation.

It is considered that the proposal will not have a significant impact on neighbourhood parking.

Refuse Management

Refuse would be stored in council bins in the rear garden of the property and collected via the council's household refuse collection scheme. Tenants will be encouraged to recycle through the provision of separate waste recycling bins within the property.

Legislation

The proposed change of Use Class is considered Lawful under Permitted Development, as defined in "The Town and Country Planning (General Permitted Development) (England) Order 2015", Schedule 2, Part 3, Class L. There are no planning restrictions in this area, including Article 4 Direction, which will impact the proposal at the date of application submission.

Summary

The proposal aims to provide good quality accommodation to working professionals within the local area. The proposal attempts to mitigate and manage any negative impacts created by its new use. Overall, the proposal would provide both economic and social benefits to the area.