



# Paul Butler Associates

Planning, Development & Heritage Consultants

16 February 2024

Emma Curle (Head of Development Management)  
Stockport Metropolitan Borough Council  
Planning Services  
Stockport Council  
Place Directorate  
Stopford House  
Piccadilly  
Stockport  
SK1 3XW

23.1859/r2

Dear Ms Curle,

## **34 Sandy Lane, Romiley, Stockport, SK6 4NH**

### **Application for Planning Permission for Change of Use and part first floor and two storey rear extension to comprise 16 bed HMO (sui generis) with associated external alterations, bin storage, and car and cycle parking**

On behalf of our client, Views, please find attached a planning application in relation to 34 Sandy Lane, Romiley, Stockport, SK6 4NH. The application is for 'Change of Use and part first floor and two storey rear extension to comprise 16 bed HMO (sui generis) with associated external alterations, bin storage, and car and cycle parking'.

The proposed development is associated with a range of benefits, including:

- Redevelopment of an existing building and previously developed land which will help to address housing demand in Stockport and reduce pressure to develop greenfield and Green Belt sites.
- The proposed accommodation will be redeveloped and furnished to a high standard and provide housing for key workers in a highly accessible and sustainable location in Romiley.
- The provision of a development with high sustainability credentials that will deliver economic, social and environmental benefits.
- Securing direct investment into the local community through the provision of jobs during the fit-out period and spending by future residents in local businesses.
- Encouraging natural surveillance that will improve security and help reduce the fear of crime.

The application follows on from the submission of application DC/088158 which related to 'Change of Use to 15 bed HMO (sui generis) with associated external alterations, bin storage, and car and cycle parking'. This application was determined as 'minded to approve' by Committee Members at the Werneth Area committee on 31 July 2023 subject to a Section 106 agreement relating to financial contributions for open space and a TRO. This previous application is of relevance to the determination of the current application proposal and has effectively established the principle of HMO use on the site.

The following documents and drawings have been submitted in support of this application:

Documents:

1. Covering Letter (ref: 23.1859/r2) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Ownership Certificates.
3. Planning Statement prepared by Paul Butler Associates (including S106 Heads of Terms Information).
4. Crime Impact Statement prepared by Greater Manchester Police Design for Security (Note: this document has been commissioned and will be submitted to the Council as soon as it has been issued).
5. Highway Technical Note prepared by Focus Transport Planning (with Figures and Appendices).
6. Site Tree Appraisal prepared by Rowbottom's Tree Services Ltd (with drawings).
7. Ecological Appraisal prepared by Rachel Hacking Ecology.
8. Broughton Shelter cycle store specification.
9. Small Scale Energy Statement.

Drawings prepared by Createitstudios:

- (01)AP001 Rev P1 Location Plan & Existing Site Plan
- (01)AP002 Rev P1 Existing Ground Floor Plan
- (01)AP003 Rev P1 Existing First Floor Plan
- (01)AP004 Rev P1 Existing Elevations
- (01)AP005 Rev P1 Existing Elevations
- (01)AP007 Rev P1 Existing Boundary Treatment
- (02)AP001 Rev P14 Proposed Site Plan
- (02)AP002 Rev P17 Proposed Ground Floor Plan
- (02)AP003 Rev P11 Proposed First Floor Plan
- (02)AP004 Rev P6 Proposed Elevations
- (02)AP005 Rev P4 Proposed Elevations
- (02)AP006 Rev P5 Proposed Boundary Treatment

The planning application fee (£1,156.00) has been paid by my client at the time of submission.

If you require any further information in order to determine the application please do not hesitate to get in touch.



**Ralph Taylor BSc. MPLAN MRTPI**  
*Associate Director*