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**REPORT**

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of

The Strategic Director Place

To the

Planning & Transportation Regulatory Panel

On

2<sup>nd</sup> September 2021

Planning Applications and Related Development Control Matters

(Not considered to contain exempt information)

Ward Members may make representations to the Panel.

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**AMENDMENT REPORT**

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**APPLICATION No:** 21/77566/FUL  
**APPLICANT:** Harry Lewis  
**LOCATION:** 40 Kennedy Road, Salford, M5 5FT  
**PROPOSAL:** Change of use from C3 dwelling to C4 5 Bed, 5 person HMO, with single storey rear extension with flat roof over  
**WARD:** Weaste And Seedley

Further liaison with the Council's Housing team has provided further detail on the numbers of HMOs in the area encompassing Kennedy Road, New Cross Street, Tootal Drive and Tootal Road No.26 to 110 (even) and 1 to 35 (odd), Barff Road, Glendore and Lance Todd Close (west side No's 1 to 49 (odd)).

The Local Planning Authority can report that the total number of known HMOs within the area described above and shown in the image below, is 22: Seven of these are on Kennedy Road (not including app site), two are on New Cross Street; seven on Tootal Drive and Tootal Road (included in area described above); three on Barff Road; and three on Glendore.



Having regard to the number and distribution of HMOs in the wider area, and the information presented previously in the appraisal section of the report, officers remain of the view that the introduction of an HMO at the application site will not lead to an over concentration of HMOs in the

area or compromise the character of the surrounding area, which will still be comprised predominantly of family homes.

The principle of re-developing the site to provide a 5 bed (5 person) HMO is therefore still considered to be acceptable and in accordance with policy, subject to the proposal being acceptable in terms of its visual impact; its relationship to neighbouring residents; its impact upon the highway network; and in all other regards.

These matters were reviewed and considered to be acceptable in the appraisal section of the original report and as such the development is still recommended for approval.

**APPLICATION No:** 21/77885/COU  
**APPLICANT:** Mrs Shazna Miah  
**LOCATION:** 48 Cecil Road, Eccles, M30 0FZ  
**PROPOSAL:** Change of use from C3 (dwelling) to a C4 HMO (5 residents) Re-submission of 21/77431/COU  
**WARD:** Barton And Winton

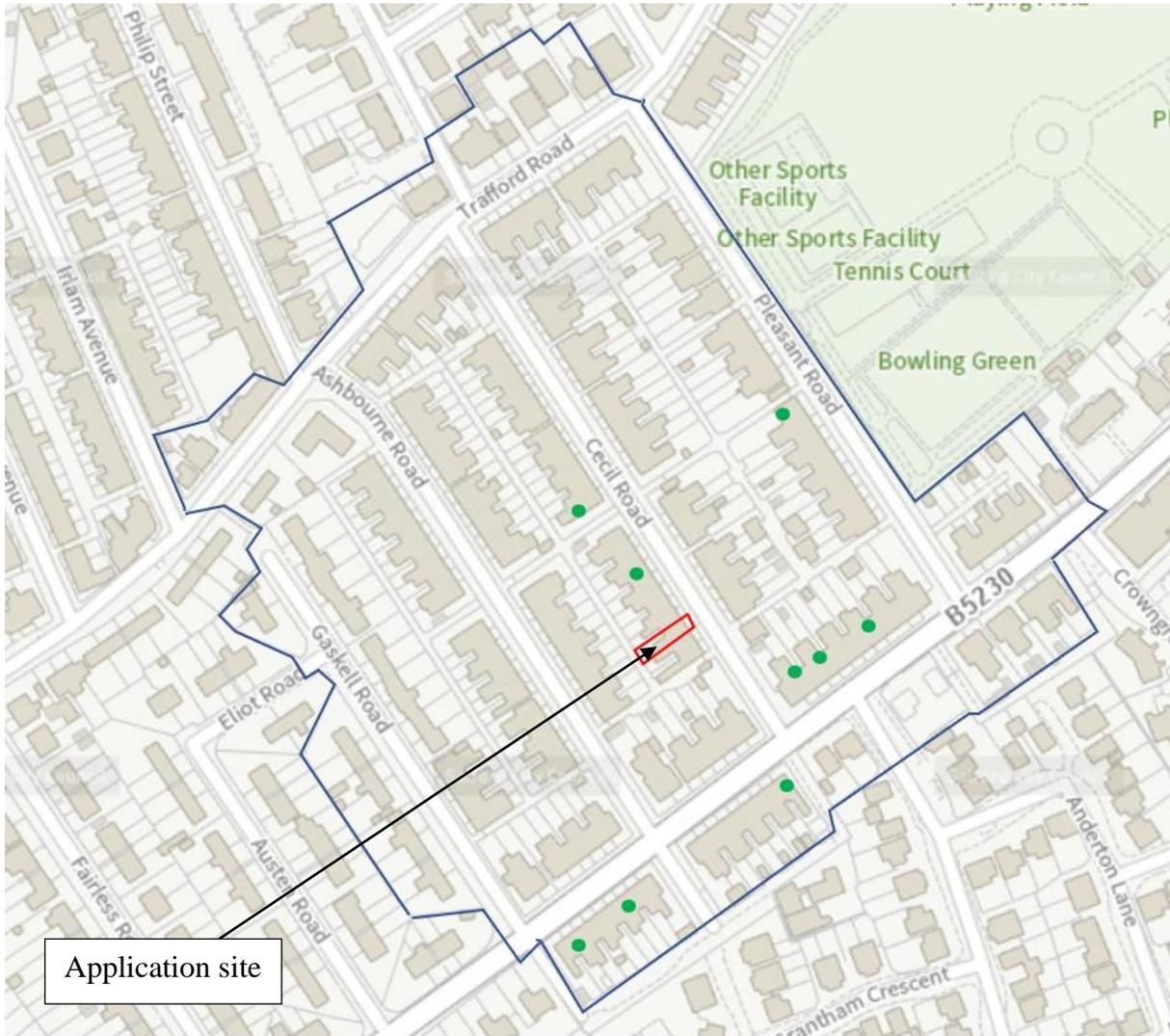
Since the report was published Cllr Boshell has confirmed that she objects to the application on the basis that -

- She has reservations about the overconcentration of HMOs and bed sits in the area.
- She is seriously concerned that we are losing family housing in an area where this is in demand and well served by local schools and parks.
- This and the surrounding roads have serious parking problems that would be exacerbated by a house of multi occupation.

The issues raised in respect of the loss of a family dwelling and car parking are addressed in the appraisal section of the original report.

With regard to the issue re overconcentration's of HMOs in the area this is also addressed in the appraisal section of the report, with the additional information below, which has been obtained since publication via further liaison with the HMO team, who have provided additional detail on the number of HMOs in the area encompassing Cecil Road, Pleasant Road, Ashbourne Road, Gaskell Road and sections of Barton Lane (Nos 121 to 187 (odd) and 166 to 238 (even)) and Trafford Road (Nos 48, 130 to 178 (even) and 71 to 127 (odd)).

The Local Planning Authority can report that the total number of known HMOs within the area outlined above and shown by the blue line on the image below, is nine - two on Cecil Road, numbers 30 and 38, one on Pleasant Road, number 30, and a further 6 on Barton Lane, at numbers 153, 175, 185, 192, 200 and 204.



Having regard to the number and distribution of HMOs in the wider area, and the information presented previously in the appraisal section of the report, officers remain of the view that the introduction of an HMO at the application site will not lead to an over concentration of HMOs in the area or compromise the character of the surrounding area, which will still be comprised predominantly of family homes.

The principle of re-developing the site to provide a 5 bed HMO is therefore still considered to be acceptable and in accordance with policy, subject to the proposal being acceptable in terms of its visual impact; its relationship to neighbouring residents; its impact upon the highway network; and in all other regards.

These matters were reviewed and considered to be acceptable in the appraisal section of the original report and as such the development is still recommended for approval.