



## Application for a Lawful Development Certificate for a Proposed Use or Development

## Town and Country Planning Act 1990 (as amended)

## Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

2

Suffix

Property Name

Address Line 1

Queenhill Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M22 4HW

Description of site location must be completed if postcode is not known:

Easting (x)

383134

Northing (y)

390307

Description

Applicant Details

Name/Company

Title

Miss

First name

Victoria

Surname

Gallagher

Company Name

Icare Solutions Stockport Limited

Address

Address line 1

2 Queenhill Rd

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M22 4HW

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

This application seeks planning permission for a change of use from C3 (Dwellinghouse) to C2 (Residential Institution) for the operation of a small children's home at 2 Queenhill Road

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

This application seeks planning permission for a change of use from C3 (Dwellinghouse) to C2 (Residential Institution) for the operation of a small children's home at 2 Queenhill Road

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Existing C3 (Dwellinghouse)

Has the proposal been started?

☐ Yes

☒ No

## Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use of the property as a dwellinghouse (Use Class C3) is lawful, as the property has been continuously occupied as a residential dwelling in compliance with existing planning legislation, without interruption or breach of planning control. No enforcement action has been taken or threatened, and the property has remained structurally unchanged, maintaining its residential character and external appearance consistent with its lawful use.

The current proposal seeks solely to change the property's use from Class C3 (Dwellinghouse) to Class C2 (Residential Institution). Importantly, this application involves no physical alterations, structural modifications, extensions, or external building works, thus preserving the integrity and character of the existing building and minimising any potential visual or environmental impact on the surrounding area.

The proposed Class C2 usage, typically associated with care homes, children's homes, or supported living facilities, is compatible with residential neighbourhoods. Given the residential nature of the existing property, this proposed change of use represents a natural and appropriate transition, requiring minimal adaptation and aligning closely with local and national planning policy objectives for community care and social infrastructure.

Therefore, the existing building is considered lawful based on continuous and compliant residential occupation under Class C3, and the proposed use as Class C2 is appropriate and justified within the existing lawful context, thereby aligning fully with planning policy guidance and statutory regulations.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Statement of Purpose  
Plans

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C2 - Residential institutions

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A Lawful Development Certificate should be granted for this proposal on the strongest planning grounds, as the existing and proposed use both fall within lawful residential and community-based classifications, and the transition from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institution) is both appropriate and fully compliant with planning law and policy.

The property has been lawfully used as a single residential dwelling under Use Class C3, with no history of enforcement action, breaches of planning control, or unlawful development. This confirms the lawful status of the existing use. The proposed change to Use Class C2 does not involve any operational development—there are no structural alterations, no extensions, and no material external changes to the fabric, footprint, or appearance of the building. As such, the character of the building and its impact on the surrounding area remains unchanged.

The proposed use under Class C2 is for a residential institution providing care or support, which is consistent with the nature of existing residential environments and aligns with local and national policies promoting inclusive communities, safeguarding vulnerable individuals, and meeting identified social care needs. Planning frameworks such as the National Planning Policy Framework (NPPF) support such developments, especially when they make efficient use of existing buildings, promote social cohesion, and integrate essential services within communities.

In addition, the proposal does not give rise to any material harm in terms of amenity, highways, or overdevelopment. The scale of occupation remains comparable to a typical family dwelling, and care provision within a residential setting such as this is not considered an intensification of use that would warrant refusal.

Therefore, in view of the lawful existing use, the absence of any operational development, the compliance with established planning policy, and the appropriateness of the proposed use in both function and scale, the granting of a Lawful Development Certificate is fully justified. The proposal is lawful, reasonable, policy-compliant, and in the public interest, and as such, there is no legal or planning basis to withhold the certificate.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes  
☒ No

# Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

## Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☒ Lessee
- ☐ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

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## Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.  
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.  
I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Victoria GALLAGHER

Date

10/04/2025

Amendments Summary

This application seeks planning permission for a change of use from C3 (Dwellinghouse) to C2 (Residential Institution) for the operation of a small children's home at 2 Queenhill Road - further clarification.

