

**Planning**

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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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
386016	395589

Description

Applicant Details

Name/Company

Title

Mr

First name

N

Surname

Chowdery

Company Name

Address

Address line 1

1 Langdale Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M14 5PQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

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

- ☐ Yes
- ☒ No

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

I am writing to submit an application for a Lawful Development Certificate to permit change of use of a residential property currently to a children's home for two children and one overnight carer. The property will be registered with Ofsted in accordance with regulatory requirements.

The proposed change of use falls within Use Class C3(b), which allows up to six residents living together as a single household and receiving care. The property will be used to accommodate children under the care of professional carers, operating within the guidelines set forth by Ofsted. There will be no internal alterations with no changes to front and rear elevations

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

The existing use is a single dwelling

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 or last use of the property is considered lawful because it falls under Use Class C3(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended), which classifies the property as a dwelling house. The property has been used solely for residential purposes, occupied by a single household, and there has been no change in its use since its original designation.

There are no known planning enforcement actions or breaches of planning control related to the property, further supporting its lawful use as a residential dwelling. Additionally, the property's construction and layout comply with relevant building regulations, and no unauthorised alterations or extensions have been made.

As such, the current residential use of the property is lawful, and the proposed change of use to a children's home (C3(b)) does not involve any physical alterations or extensions that would conflict with existing planning. The proposed change to C3(b) is consistent with the planning framework, as it allows for the use of a dwelling house by up to six individuals receiving care, making this a lawful transition under planning legislation.

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

Completed Application Form: The official form for a Lawful Development Certificate, duly filled out and signed.

Site Location Plan: A plan at an appropriate scale (typically 1:1250 or 1:2500) showing the property in relation to surrounding roads and buildings, with the application site edged in red.

Existing Floor Plans: Detailed drawings illustrating the current layout

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.

Other

Other (please specify)

C3b

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 (LDC) should be granted for this proposal for the following reasons:

1. Compliance with Use Classes: The proposed change of use falls under Class C3(b) of the Town and Country Planning (Use Classes) Order 1987 (as amended). This use class permits up to six residents living together as a single household while receiving care, which aligns with the intended operation of the property as a children's home with two bedrooms for children and an additional bedroom for carers. The shift from C3(a) to C3(b) remains within the parameters set by the planning regulations and does not require formal planning permission.

2. No Material Change of Use: The proposed use as a children's home does not represent a significant departure from the existing use as a residential dwelling. Both C3(a) and C3(b) allow residential living with minimal impact on the surrounding community. The children will be living as a single household under the supervision of carers, and the overall residential character of the property will remain unchanged.

3. Ofsted Registration: The fact that the property will be registered with Ofsted ensures that it will be subject to strict regulatory oversight, safeguarding the wellbeing of the residents and ensuring the proper management of the property. This adds an additional layer of assurance that the property will be used responsibly and in accordance with legal standards.

4. No Physical Alterations Required: The proposal does not involve any physical alterations, extensions, or structural changes to the property. The building's existing form, layout, and size are suitable for the proposed use, which further supports the argument that the change in use is lawful.

5. Lawfulness of Existing Use: The property's current use under C3(a) is lawful, with no record of planning breaches or enforcement actions. The proposed change to C3(b) is a minor adjustment within the same broader residential use class and does not raise any issues of non-compliance with local planning policies or national planning law.

Given the above points, the change from C3(a) to C3(b) represents a lawful and permissible use of the property, and an LDC should be granted to confirm that planning permission is not required for this change of use.

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

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

V Alyas

Date

07/01/2025