MANCHESTER CITY COUNCIL

Town and Country Planning Act 1990 (as amended) (Section 192)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Refusal of Certificate of Lawful Use or Development

Applicant
Ms S Koser
38 Rathbourne Avenue
Manchester
M9 6PN

Agent
Mr D King
NK Architectural
187 Gatley Road
Stockport
SK8 4BB

Date of Application
4 November 2024

Application No.
141426/LP/2024

First Schedule

Change of use of single family dwelling (Use Class C3) to a 4 bedroom house in multiple occupancy (Use Class C4)

Second Schedule

38 Rathbourne Avenue
Manchester
M9 6PN

Manchester City Council are not satisfied that on 4 November 2024 the use/operations described in the First Schedule in respect of the land specified in the Second Schedule and more particularly identified on the plan attached to this certificate edged in red, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) Manchester City Council made an Article 4 (1) Direction on 7th October 2010, under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, (as amended). The Direction relates to development comprising change of use from a use falling within Class C3 (dwellinghouses) of the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (houses in multiple occupation) of that Order, and removes permitted development rights for this type of development from the date when the Direction came into force on the 8th October 2011.

Planning permission will therefore be required for change of use from a single family dwelling (Class C3) to a house in multiple occupation (Class C4).

Date: 8 November 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

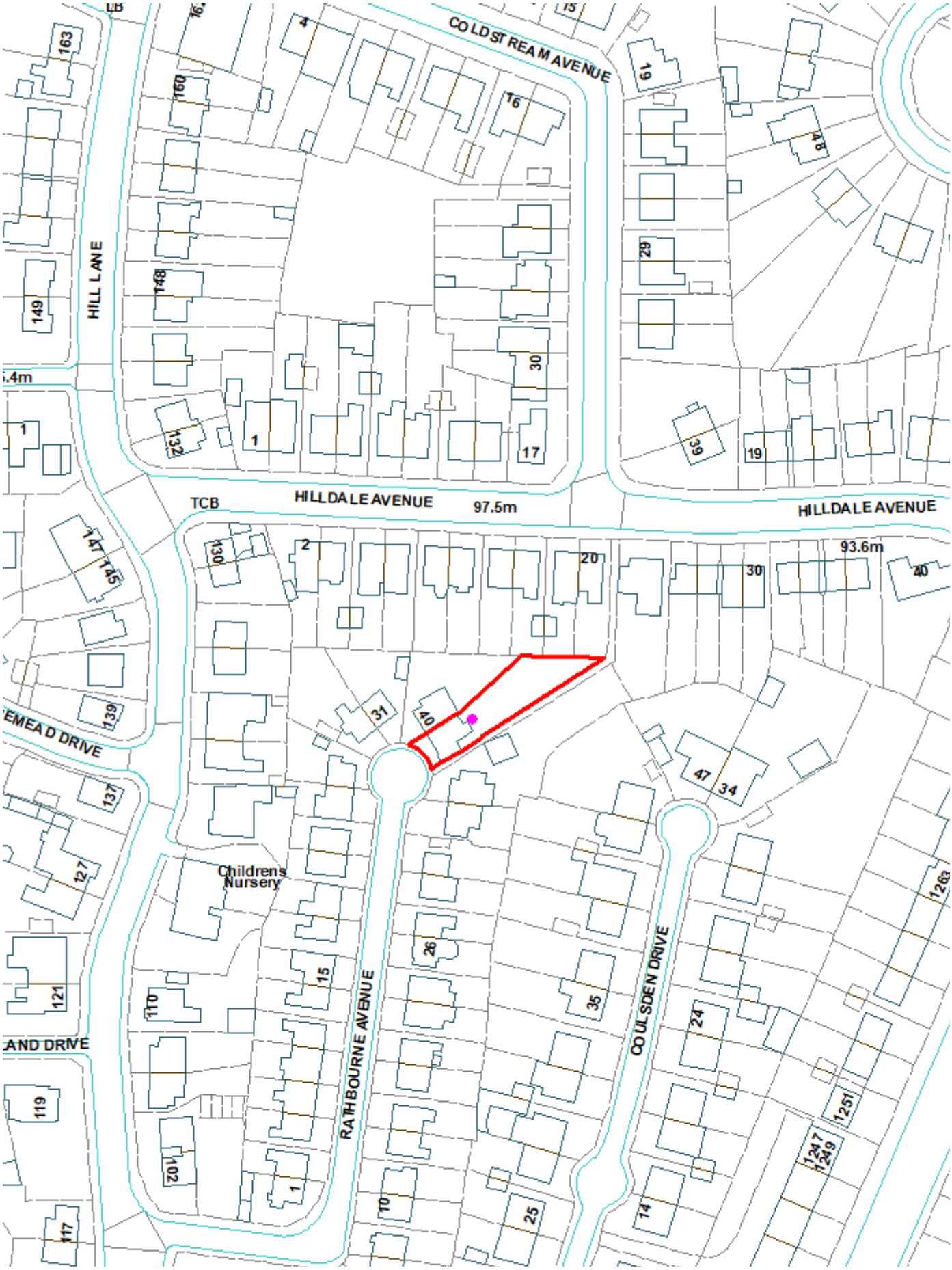
Notes to applicant

1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990 (as amended).

2. There is no deadline for submitting your appeal. The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Gov.uk website – www.gov.uk/planning-inspectorate.

The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original application form and any supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.



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