

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140250/LE/2024
Date registered valid: 11 June 2024
Proposal: Use of property as a Small House in Multiple Occupation (Use Class C4)
Address: 7 Thurlby Street, Manchester, M13 0DR
Ward(s): Ardwick Ward

Applicant: Mr A Akaff AAA Homes I Ltd
Agent (if any): Stephen Lamb
Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Grant
Date of recommendation: 2 August 2024

Application details

Type of application: Certificate Lawful Development Existing

Development type: Certificates of lawfulness

Date of site visit: Not Required

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 June 2024 Expired: 18 July 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Application site relates to a two storey end terraced dwellinghouse, the property has a small enclosed front garden with no off road car parking. At the rear is a two storey outrigger and an enclosed small rear garden which provides access to a rear alleyway.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The wider area forms part of Victoria Park conservation area, which is three kilometres to the south of the city centre and was designated in March 1972. Originally a private residential estate created in the early to late mid Victorian era, today a relatively small proportion of houses from the 1830s and 1840s still exist. Majority of the properties are set within spacious gardens/grounds, however more modern development has taken the form a higher density.

Description of development

The certificate of lawful existing use or development (CLEUD) that is the subject of this application relates to the use of the property as a small House in Multiple Occupation (Class C4)

Consultations & Notification Responses

Publicity – Notification letters were sent to nearby residential properties (see appendix 1 for the list of properties).

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Issues

Sections 191 and 192 of the Town and Country Planning Act 1990 provide for anyone (not just a person with a legal interest in the land) to apply to the local planning authority (LPA) for a lawful development certificate (LDC). A certificate is a statutory document certifying:

(1) in the case of an application under section 191, the lawfulness, for planning purposes, of existing operations on, or use of land, or some activity being carried out in breach of a planning condition; or

(2) in the case of an application under section 192, the lawfulness of proposed operations on, or use of land.

The onus of proof in regard to (1) is firmly on the applicant and the issue of a certificate will depend on the on factual evidence provided about the history and planning status of the building or other land and the interpretation of any relevant planning law or judicial authority. The relevant test of the evidence in this matter is “the balance of probability” and the applicants own evidence does not need to be corroborated by independent evidence. If the LPA have no evidence to contradict the applicants version of events or make them less then probable, there is no good reason to refuse the issue of a certificate.

In regard to (2), this provides that, if the LPA are supplied with information satisfying them that the use or operations described in the application would be lawful, if instituted or begun at the time of the application, they shall issue a certificate to that effect; and, in any other case, they shall refuse the application.

In short, the purpose section 192 is to enable any person who wishes to find out whether any proposed use or operations would be lawful to apply to the LPA for that purpose

The application needs to describe the proposal with sufficient clarity and precision to enable the LPA to understand (from a written description and plans) exactly what is involved in the proposal; and to submit whatever supporting information or legal submission that are to be relied upon in order to satisfy the LPA that a certificate should be granted for the proposal.

In making their decision on an application under section 192, the LPA ask themselves the hypothetical question - "If this proposed change of use had already occurred, or if this proposed operation had commenced, on the application date, would it have been lawful for planning purposes?" In doing so, the LPA will not only consider whether the proposal would involve "development" requiring an application for planning permission, but whether it would involve a breach of any existing condition or limitation imposed on a grant of planning permission which has been acted upon, and which therefore constrains what can be done on the land. The LPA will not make a proposal fit a scenario; the only question is whether the proposal made by the applicant is lawful at the time of submission.

The Application

This application is pursued under subsection (1) of section 191 which provides for an application to determine whether a specified existing use, operation, or failure to comply with a planning condition or limitation, which has already been carried out on land is lawful for planning purposes.

In a case of this type, the onus is on the applicant to substantiate his or her case, on the balance of probability. The applicant needs to demonstrate that the use of property as a small House in Multiple Occupation (Use Class C4) commenced more than ten years prior to the date of the application (i.e. by 11th June 2014) and continued without a significant break for ten years.

Class C4 is defined in the Town and Country Planning (Use Classes) Order 1987, as amended, as "Use of a dwellinghouse by not more than six residents as a "house in multiple occupation". This latter term is as defined in S.254 of the Housing Act 2004.

The application site relates to a two storey end terraced dwellinghouse, the property has a small enclosed front garden with no off road car parking. At the rear is a two storey outrigger and an enclosed small rear garden which provides access to a rear alleyway.

The application form states that from the 1st July 2013 the property became a C4 use.

The Planning Practice Guidance points to the need for evidence to be sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.

Evidence has been provided in the form of tenancy agreements, HMO Licence from 04/09/2020 until 03/01/2025 for 5 occupants (235894/OL2), email correspondences regarding tenancy details. The applicant has also included copies of the tenancy agreements in their submission for the last 10 years.

The applicant has also provided a statutory declaration to confirm that the property has been in use as a HMO since 1st July 2013 to 5 individuals.

On balance of probability and without any evidence to the contrary the properties have been in use as a small house in multiple occupation continuously for over 10 years.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development

Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation:

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) From the evidence available, and with reference to the relevant planning legislation, Manchester City Council is satisfied that the use is lawful by reason of the said use having been in existence for a period of 10 years up to the date of this application.

Appendix 1 – List of consultees & neighbours notified

Flat 2, 1 Thurlby Street, Manchester, M13 0DR
Flat 1, 1 Thurlby Street, Manchester, M13 0DR
Flat 2, 12 Thurlby Street, Manchester, M13 0DR
Flat 1, 12 Thurlby Street, Manchester, M13 0DR
Flat 2, 3 Thurlby Street, Manchester, M13 0DR
Flat 1, 3 Thurlby Street, Manchester, M13 0DR
Ground Floor, 10 Thurlby Street, Manchester, M13 0DR
First Floor, 10 Thurlby Street, Manchester, M13 0DR
33 Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
27 Eston Street, Manchester, M13 0FF
Flat 32, Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
Flat 28, Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
Flat 26, Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
Flat 23, Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
4 Ingoldsby Avenue, Manchester, M13 0DF
1 Thurlby Street, Manchester, M13 0DR
THURLBY HOUSE, 2 Ingoldsby Avenue, Manchester, M13 0DF
Flat 2, 5 Thurlby Street, Manchester, M13 0DR
Flat 1, 5 Thurlby Street, Manchester, M13 0DR
Flat 31, Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
Flat 30, Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
Flat 29, Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
Flat 27, Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
Flat 25, Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
Flat 24, Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
Flat 22, Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL
23 Eston Street, Manchester, M13 0FF
19 Eston Street, Manchester, M13 0FF
29 Eston Street, Manchester, M13 0FF
25 Eston Street, Manchester, M13 0FF
21 Eston Street, Manchester, M13 0FF
17 Eston Street, Manchester, M13 0FF
10 Thurlby Street, Manchester, M13 0DR
8 Thurlby Street, Manchester, M13 0DR
4 Thurlby Street, Manchester, M13 0DR
2 Thurlby Street, Manchester, M13 0DR
5 Thurlby Street, Manchester, M13 0DR
3 Thurlby Street, Manchester, M13 0DR
4A Ingoldsby Avenue, Manchester, M13 0DF
6 Thurlby Street, Manchester, M13 0DR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA

