

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139969/LE/2024

Date registered valid: 8 May 2024

Proposal: Use of property as a Small House in Multiple Occupation (Use Class C4).

Address: 12A Standish Road, Manchester, M14 6NP

Ward(s): Fallowfield Ward

Applicant: John

Agent (if any): Ms Kimberley Mountford MODE Architects Limited

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Grant

Date of recommendation: 2 July 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: 20 May 2024 Expired: 11 June 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

The application site relates a trio of two storey terraced brick built properties that from Standish Road in the ward of Fallowfield. The property has no readily identifiable private amenity space.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located within Fallowfield District Centre and contains a variety of commercial as well as residential uses. The adjoining site to the south is an electricity sub station. To the rear of the site separated by an alleyway are ground floor commercial uses with some first floor residential uses. To the north are further residential properties.

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).

Councillors - Councillor Ilyas has objected on the basis that there is a general policy in the area restrict new HMOs due to oversaturation of the council's aim to provide more mixed and diverse communities.

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

Planning History

Application Reference: 125726/FO/2019

Description: External alterations comprising replacement of recently removed roof and installation of new doors, windows and rooflights

Status/Decision: Refused: 12.02.2020

Application Reference: 125614/P3PAP/2019

Description: Notification for prior approval for a proposed change of use of building from workshop (Class B1c) to form 3no. two bedroom dwellinghouses (Class C3).

Status/Decision: Refused 13.02.2020

Application Reference: 108564/FO/2015/S1

Description: Erection of 3no. three-storey, four bed terraced dwellinghouses (Class C3) following demolition of existing terraced dwellinghouses

Status/Decision: Approved 10.07.2015

Application Reference: 044173/LE/CENTL2/93

Description: CERTIFICATE OF LAWFULNESS The premises referred to as the site edged red on plan reference number 044173/LE/CEN TL2/93-01 have been used as offices and workshop for more than ten years

Status/Decision: Approved 06.06.1994

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 than 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

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 05 May 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 a trio of two storey terraced brick built properties that from Standish Road in the ward of Fallowfield. The property has no readily identifiable private amenity space. The application form states that from the **01 July 2017** the property became a C4 use. However, given the information provided within the application this is clearly an error

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.

The applicant has provided copies of the tenancy agreements and correspondence from the Revenues and Benefits Unit at Manchester City Council confirm that property has been occupied by at least 3 tenants on a yearly basis since 2014.

The property also has a valid Mandatory HMO licence until 3rd February 2025 (Licence Number MAN-552259058674).

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.

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

Other Legislative Requirements

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: Grant

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

15 Standish Road, Manchester, M14 6NP
7B Ladybarn Road, Manchester, M14 6WN
7A Ladybarn Road, Manchester, M14 6WN
Flat B, 5 Ladybarn Road, Manchester, M14 6WN
3A Ladybarn Road, Manchester, M14 6WN
12 Standish Road, Manchester, M14 6NP
Flat A, 5 Ladybarn Road, Manchester, M14 6WN
3B Ladybarn Road, Manchester, M14 6WN
10 Standish Road, Manchester, M14 6NP
17 Standish Road, Manchester, M14 6NP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Area Team Boundary - Name: SOUTH AREA