

Manchester City Council Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

Date: 4 January 2023

Dear Sirs/Madam,

25 Derby Road, Manchester M14 6UX

In terms of the relevant planning history of the Property, an application for a certificate of existing lawful use bearing the reference:134284/LE/2022 seeking "use of property as small House in Multiple Occupation (Class C4)" was refused on 31 August 2022 by Manchester City Council and no appeal against this refusal was made.

In response to this refusal, and subsequent correspondence with both Adam Neil and Robert Tryer at the Planning Office, we are submitting a new application addressing the reasons for refusal, and in so doing, offering greater clarity where required. As before, I am writing on behalf of my father, [REDACTED], who is currently unwell. I have a certified Lasting Power of Attorney, which has been uploaded as part of this application.

In responding to the reasons for refusal, we have sought legal advice from Things LLP. They have prepared a Supporting Statement that has also been uploaded.

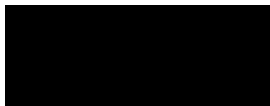
The Property was acquired in 2000 as two self-contained units and it was let as such. As demand in the locality was greater for student occupation in larger units, the Property was altered in 2006, by opening up one door that had previously been blocked off, thus turning the Property to a single dwellinghouse. As of July 2006 it was let as one dwelling annually for 12 months to 5 students.

In July 2008 the property received an HMO licence as one entire single dwelling. This was renewed in 2013, and further amended in 2016 when an additional bedroom was created, making the house a 6 bed dwelling. A further 6 bed HMO licence was granted on 16th July 2018, with renewal set for 15th July 2023.

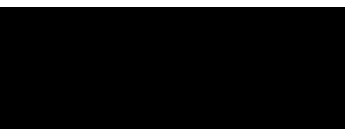
Included within the supporting information is evidence the house has been let as one single dwelling continuously since 2006 to University students.

We hope this is clear and concise. If you require any further information, please do not hesitate to give me a call.

Kind regards,



Henry Wyld



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