



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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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

22

Suffix

Property Name

Address Line 1

Rosthwaite Close

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 4NT

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

Easting (x)

385129

Northing (y)

406533

Description

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Nawn

Company Name

ready4home

Address

Address line 1

Chandler House 7

Address line 2

Address line 3

Town/City

Preston

County

Lancashire

Country

Postcode

PR2 2YH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant 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

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Change of use of an existing C3 Dwellinghouse to a C4, 4 bedroom, 4 person House in Multiple Occupation (HMO) and addition of single storey rear extension.

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

Conversion of a C3 dwellinghouse to C4 House in Multiple Occupation.

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

The existing use of the building is a C3 dwellinghouse.

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 application property at 22 Rosthwaite Close, Middleton, Manchester, M24 4NT is an existing dwellinghouse currently falling within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The existing building is therefore considered to be a lawful dwellinghouse (Use Class C3) and benefits from the permitted development rights afforded to dwellinghouses under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

26019 - 22 Rosthwaite Close - Developed Design.

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.

C4 - Houses in multiple occupation

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed development is assessed principally against the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO"). The proposed change of use from an existing dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) falls within Schedule 2, Part 3, Class L of the GPDO, which permits changes of use between Use Class C3 and Use Class C4, subject to the relevant limitations and conditions. A review of the relevant constraints confirms that the application site is not located within an area subject to an Article 4 Direction removing these permitted development rights, and no other statutory restrictions are known to apply. Accordingly, the principle of the proposed change of use is established through permitted development legislation, with this application seeking formal confirmation of lawfulness through a Certificate of Lawful Development (Proposed). The proposed single storey rear extension is assessed against Schedule 2, Part 1, Class A of the GPDO, which permits the enlargement, improvement or alteration of a dwellinghouse subject to specified limitations and conditions. The proposed extension has been designed to remain within the dimensional tolerances and criteria prescribed by Class A and is therefore considered to constitute permitted development. The proposal would not result in the subdivision of the property into separate planning units and would retain the characteristics of a single dwellinghouse. Whilst a Certificate of Lawful Development application is assessed primarily against legislative compliance rather than planning merits, regard has also been had to the overarching principles contained within the National Planning Policy Framework (NPPF). The proposal represents the efficient re-use and modest extension of an existing residential property within a sustainable and accessible location, without resulting in material harm to the character of the area or neighbouring residential amenity. Having regard to the above, the proposed development is considered lawful under the provisions of the GPDO.

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

For application advice

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

Jason Cartwright

Date

09/06/2026