

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful Development: (Proposed Use)**

APPLICATION REFERENCE: PL/2026/0546

Applicant Mr Tom Nawn Chandler House 7 Preston Lancashire PR2 2YH	Agent Jason Cartwright 15 Memorial Road Worsley Manchester M28 3AQ
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Part I - Particulars of Application

Proposal: Certificate of lawfulness for a proposed 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
Location: 22 ROSTHWAITE CLOSE, MIDDLETON, MANCHESTER, M24 4NT
Valid On: 24 June 2026

DECISION: PERMITTED DEVELOPMENT**Approval Reason(s) (1)**

- 1 The development described comprises permitted development as it falls within the parameters of Schedule 2, Part 1 Class A and Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Date of Decision: 17/07/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (1)

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In the avoidance of doubt, this certificate relates to the following set of plans:

- Location Plan dated 15th June 2026
- Existing Site Plan Drawing no 02A
- Existing Floor Plan Drawing No 03
- Existing Floor Plan Drawing No 04
- Existing Elevations Drawing No 05
- Existing Section A-A Drawing No 06
- Proposed Site Plan Drawing No 07A
- Proposed Floor Plan Drawing No 08A
- Proposed Floor Plan Drawing No 09A
- Proposed Elevations Drawing No 10A
- Proposed Section A-A Drawing No 11A