

DELEGATED REPORT

Report by Sam Summers	Date of report: 26/03/2025	Ref: 71541/LDCE
Registration: 20/01/2025	LDFC:	Expiry Date: 17/03/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for existing use - Class C3b no more than 6 residents living together as a single household (including a household where care is provided for residents. Currently providing 3 person with care 1 carer

Location: 14 Bury Old Road, Prestwich, Manchester, M25 0EX

Description

Lawful development certificate for existing use - Class C3b no more than 6 residents living together as a single household (including a household where care is provided for residents. Currently providing 3 person with care 1 carer.

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

For a C3(b) use, the residents must be living together "as a single household". This will depend on the facts.

In this case the carer lives in the property with the residents as their main property when required. The carer is always the same person and not multiple carers working on a rota basis. When the carer is not required to live in the property the residents would be capable of living together and undertaking day to day tasks thus forming a single household. When the carer is required the residents along with the carer would also form a single household.

Based upon the information provided, the residents and carer form a single household and the current use will therefore fall within class C3(b).

The current use of the dwellinghouse as a home for 3 people with 1 carer C3(b) would be lawful as the building was previously a C3 dwellinghouse and both the uses fall within this same use class and as such the change which has taken place would not constitute a material change of use requiring planning permission.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The existing use, described in the First Schedule, is not deemed not to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) as no material change of use has taken place

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	26/03/2025		