

PLANNING STATEMENT

Change of use from a C3 Dwellinghouse to a C4 House in Multiple Occupation

Project: 21 Ayleswade Road Salisbury SP2 8DW

Project No: 01306

Date: 08/07/2026

This document was prepared by AA Drafting Solutions on behalf of our client Carole. The information contained within this document has been based on site visits, survey information, OS Maps & client supplied material.

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1. Introduction

This Supporting Statement has been prepared in support of an application for a Proposed Lawful Development Certificate under **Section 192 of the Town and Country Planning Act 1990**.

The application seeks confirmation that the proposed change of use of the existing lawful dwellinghouse from **Use Class C3** to a **Use Class C4 House in Multiple Occupation (HMO)** constitutes lawful development.

The proposal relates solely to the change of use of the property. No operational development, extensions or external alterations are proposed as part of this application.

2. Site Description

The application site comprises an existing lawful Class C3 end-of-terrace dwellinghouse situated at **21 Ayleswade Road, Salisbury, SP2 8DW**.

The dwelling is arranged over two storeys and currently comprises five bedrooms, with two bedrooms located on the ground floor and three bedrooms at first-floor level.

The property benefits from a **Lawful Development Certificate granted in March 2025** for a 3-metre single-storey rear extension, which now forms part of the lawful dwellinghouse.

The site is not located within a Conservation Area and is not subject to any Article 4 Direction.

3. Proposed Development

The proposal seeks to change the lawful use of the property from a **Class C3 dwellinghouse** to a **Class C4 House in Multiple Occupation**, accommodating a maximum of six residents.

The proposal involves only a minor internal change of use, whereby the existing ground floor living room will be used as an additional bedroom.

Following the proposed internal change of use, the accommodation will comprise:

- Three bedrooms at ground floor level;
- Three bedrooms at first-floor level;
- A shared kitchen/living area at ground floor level;
- Five bathrooms, comprising four en-suite bathrooms and one communal bathroom.

No extensions, external alterations or other operational development are proposed. The external appearance and physical form of the dwelling will remain unchanged.

4. Lawfulness of the Proposed Development

This application has been submitted pursuant to **Section 192 of the Town and Country Planning Act 1990**, which enables the Local Planning Authority to determine whether a proposed use or operation would be lawful if instituted or begun at the date of the application.

The application property is an established lawful **Use Class C3 dwellinghouse**.

The proposed use falls within **Use Class C4**, as defined by the **Town and Country Planning (Use Classes) Order 1987 (as amended)**, accommodating **no more than six residents living together as a single household for the purposes of the Use Classes Order**.

The change of use from **Class C3 to Class C4** benefits from permitted development rights under **Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**, which grants planning permission for the change of use of a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4), subject to any applicable restrictions.

The application site is not subject to an Article 4 Direction removing these permitted development rights, and no planning conditions are known to restrict the lawful implementation of the proposed change of use.

Furthermore:

- the proposal does not involve operational development requiring planning permission;
- no extensions or external alterations are proposed;
- the building will remain physically unaltered externally; and
- occupation will be limited to a maximum of six residents, ensuring that the use remains within Use Class C4.

Accordingly, the proposed development constitutes permitted development under the GPDO and is therefore lawful.

5. Conclusion

This application seeks confirmation that the proposed change of use from a lawful **Class C3 dwellinghouse** to a **Class C4 House in Multiple Occupation**, accommodating no more than six occupants, is lawful.

The proposal involves no operational development beyond minor internal alterations and no external changes to the building. As the proposal benefits from the permitted development rights granted by **Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**, and the site is not subject to any Article 4 Direction removing those rights, it is respectfully requested that Wiltshire Council issue a **Proposed Lawful Development Certificate** under **Section 192 of the Town and Country Planning Act 1990**.

Kind Regards,

AA Drafting Solutions