

Town and Country Planning Act 1990: Town and Country Planning (Development Management Procedure) (England) Order 2015: Notice of Refusal of Planning Permission

Reference: PA/2025/1754
Applicant: Kloyzener
Agent: Mr Sam Golding

Date of Issue: 03/02/2026

Part 1 – Particulars of Application

Location: 19 Cheltenham Crescent, Salford, M7 4FP
Proposal: Change of use from a dwellinghouse (use class C3) to an 8 bedroom, 8 person House in Multiple Occupation (HMO) (sui generis)

Part 2 – Particulars of Decision

Refuse

In pursuance of their powers under the above Act, Salford City Council as Local Planning Authority hereby REFUSE permission for the above development for the following reason(s);

Refusal Reasons (1)

- 1 The development would harm the residential amenity of the occupiers of the adjoining residential dwellinghouse no. 17 Cheltenham Crescent, which is located directly adjacent to the proposed house in multiple occupation and an existing non-residential use. The change of use of this dwelling to an 8 bed 8 person HMO would also result in a material increase in the level of activity and an intensification of use. Overall, it is considered that that the proposal would have an adverse effect on the living conditions of these neighbouring residential occupiers through an unacceptable increase in noise and disturbance. As such, the development would be contrary to Policies H10 and D5 of the Salford Local Plan And paragraph 135 of the NPPF

Article 35 Declaration

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Signed



John Searle
Executive Director of Place

Further Information:

You can find advice in regard to your rights of appeal at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose. For more information about making a Building Regulations application, contact Salford City Council Building Control Team by email building.control@salford.gov.uk, or see our website at www.salford.gov.uk/planning-building-and-regeneration/building-regulations.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.