

CITY OF WOLVERHAMPTON COUNCIL
Town and Country Planning Act 1990: Section 191
Town and Country Planning (Development Management Procedure) (England) Order
2015

Agent

Mr Richard Cooper
1 Stagborough Way
Hednesford
WS12 1UD

Applicant

Mr Richard Cooper
Shallloe Cooper Estates Ltd
13 Dunkley St
Wolverhampton
WV1 4AN

Our Ref:	24/00160/CPE
Site:	13 Dunkley Street, Wolverhampton, West Midlands, WV1 4AN
Proposal:	This property has been used as a HMO from 2015 and was licensed in 2019. The house has 5 individual bedrooms with shared bathrooms, lounge, kitchen and garden area.

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The City of Wolverhampton Council hereby certify that on 03.05.2024, the use described above in respect of the land and buildings specified and shown edged by a solid red line on the plan attached to this certificate, is lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:-

1. The evidence submitted demonstrates that, on the balance of probability, that 13 Dunkley Street has been used as a House of Multiple Occupation in excess of 10 years preceding the date of this application. There is no evidence to contradict the applicant's version of events. Sufficient time has elapsed to secure immunity from enforcement action.
2. The use does not constitute a contravention of any requirements of any enforcement notice in force.

In dealing with the application, the local planning authority has worked with the applicant in a positive, creative and proactive manner to secure a development that will improve the economic, social and environmental conditions of the area, in accordance with paragraph 38 of the National Planning Policy Framework (December 2023).

Civic Centre
St Peter's Square
Wolverhampton
WV1 1RP
Telephone 01902 555641



Authorised Officer: _____ Ms Tracey Homfray
Date.: 3rd May 2024