MANCHESTER CITY COUNCIL
**Planning**
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

# Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## 1. Site Address

| | |
|---|---|
| Number | 117 |
| Suffix | |
| Property name | |
| Address line 1 | Mauldeth Road West |
| Address line 2 | |
| Address line 3 | |
| Town/city | Manchester |
| Postcode | M20 1BB |

Description of site location must be completed if postcode is not known:

| | |
|---|---|
| Easting (x) | 384303 |
| Northing (y) | 393690 |

Description

## 2. Applicant Details

| | |
|---|---|
| Title | Mr. |
| First name | Ibrahim |
| Surname | Baban |
| Company name | |
| Address line 1 | 117, Mauldeth Road West |
| Address line 2 | |
| Address line 3 | |
| Town/city | Manchester |

## 2. Applicant Details

| | |
|---|---|
| Country | |
| Postcode | M20 1BB |

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

| | |
|---|---|
| Primary number | |
| Secondary number | |
| Fax number | |
| Email address | |

## 3. Agent Details

| | |
|---|---|
| Title | Mr. |
| First name | Niamat |
| Surname | Ali |
| Company name | NA Design |
| Address line 1 | 47 |
| Address line 2 | Egerton Road South |
| Address line 3 | Chorlton cum Hardy |
| Town/city | Manchester |
| Country | United Kingdom |
| Postcode | M21 0YW |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

## 4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? (•) Yes ( ) No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Erection of single storey outbuilding in rear garden.

Does the proposal consist of, or include, a change of use of the land or building(s)? ( ) Yes (•) No

Has the proposal been started? ( ) Yes (•) No

## 5. Grounds for Application

**Information about the existing use(s)**

## 5. Grounds for Application

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

n/a

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

n/a

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

**Information about the proposed use(s)**

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Is the proposed operation or use

◉ Permanent ○ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Erection of out building in rear garden is permitted development under Class E if maximum height of the building is 2.5m from garden level and is with in 2m of the boundary of the curtilage of the dwellinghouse and covered area is less than 50% of the original garden.

## 6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

○ The agent
◉ The applicant
○ Other person

## 7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

○ Yes ◉ No

## 8. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**
**(a) a member of staff**
**(b) an elected member**
**(c) related to a member of staff**
**(d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 9. Interest in the Land

Please state the applicant's interest in the land

- (•) Owner
- ( ) Lessee
- ( ) Occupier
- ( ) Other

## 10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

| | |
|---|---|
| Date (cannot be pre-application) | 18/04/2021 |