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	6
Suffix	
Property name	
Address line 1	Leaburn Drive
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M19 1SD

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

Easting (x)	386116
Northing (y)	391722

Description

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Constable
Company name	
Address line 1	6, Leaburn Drive
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M19 1SD

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	Mike
Surname	Stubbs
Company name	Studio39
Address line 1	Via Vasco Peloni, 34
Address line 2	51016
Address line 3	
Town/city	Montecatini Terme (PT)
Country	Italy
Postcode	
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)

Construction of a single-storey rear extension and new window to side elevation

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

The use class of the building is C3 and has been so since the house was constructed.

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

19-001-EX-001
19-001-PL-001
19-001-PD Statement

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

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?

The house is not situated within a conservation area and is not on designated land.
In accordance with Class A.1 (a) the dwelling house has always been used as a dwelling house since it was originally built.
In accordance with Class A.1 (b) the proposed extension will not reduce the open space around the original dwelling house not covered by buildings to less than 50% of the total area of the curtilage.
In accordance with Class A.1 (f) the proposed extension does not extend more than 3m beyond the rear wall of the original dwelling house or exceed 4m in height.
In accordance with Class A.1 (i) the height of the eaves does not exceed 3m.
In accordance with Class A.3 (a) the materials and design are in keeping with the existing house. Proposed materials are stated on drawing PL-001

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

9. 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)	31/07/2020